

Local Market Update for July 2023

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



87104

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	15	11	- 26.7%	82	44	- 46.3%
Pending Sales	13	8	- 38.5%	67	34	- 49.3%
Closed Sales	9	3	- 66.7%	71	31	- 56.3%
Days on Market Until Sale	4	14	+ 250.0%	21	33	+ 57.1%
Median Sales Price*	\$510,500	\$871,955	+ 70.8%	\$440,000	\$420,000	- 4.5%
Average Sales Price*	\$478,179	\$659,785	+ 38.0%	\$474,203	\$530,614	+ 11.9%
Percent of List Price Received*	99.5%	100.7%	+ 1.2%	100.9%	98.5%	- 2.4%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

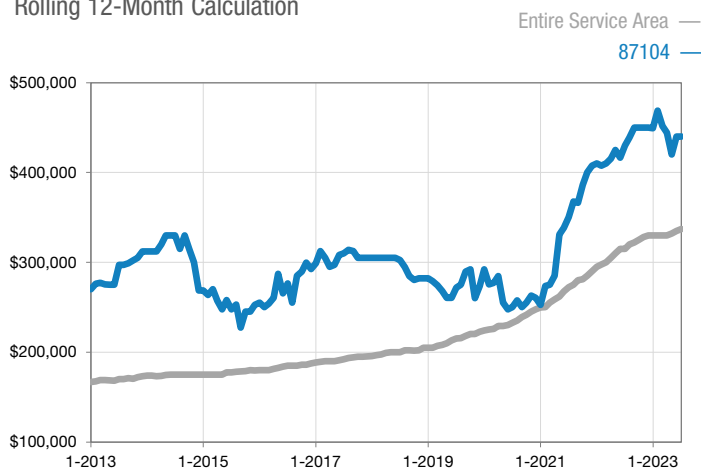
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	2	2	0.0%	17	19	+ 11.8%
Pending Sales	2	1	- 50.0%	20	17	- 15.0%
Closed Sales	1	1	0.0%	21	17	- 19.0%
Days on Market Until Sale	5	44	+ 780.0%	14	17	+ 21.4%
Median Sales Price*	\$137,500	\$560,000	+ 307.3%	\$293,000	\$345,000	+ 17.7%
Average Sales Price*	\$137,500	\$560,000	+ 307.3%	\$321,342	\$394,237	+ 22.7%
Percent of List Price Received*	98.6%	100.2%	+ 1.6%	101.5%	99.0%	- 2.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

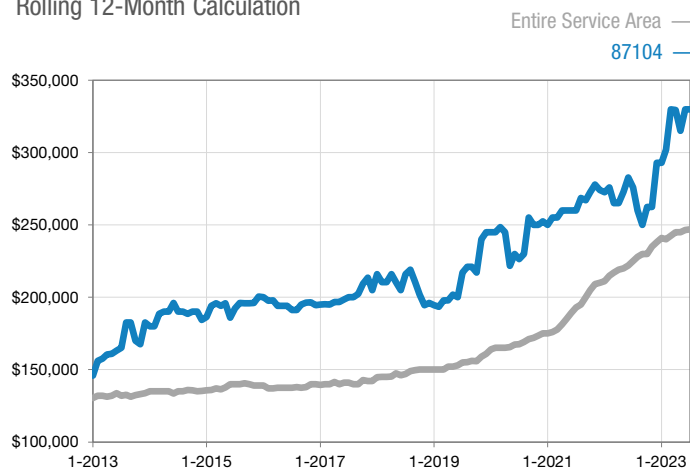
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.