

Local Market Update for July 2023

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



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Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	34	23	- 32.4%	208	174	- 16.3%
Pending Sales	30	29	- 3.3%	180	162	- 10.0%
Closed Sales	25	18	- 28.0%	180	143	- 20.6%
Days on Market Until Sale	10	7	- 30.0%	8	16	+ 100.0%
Median Sales Price*	\$343,000	\$377,500	+ 10.1%	\$357,500	\$390,000	+ 9.1%
Average Sales Price*	\$375,804	\$418,694	+ 11.4%	\$378,053	\$414,397	+ 9.6%
Percent of List Price Received*	101.6%	101.3%	- 0.3%	102.5%	100.4%	- 2.0%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

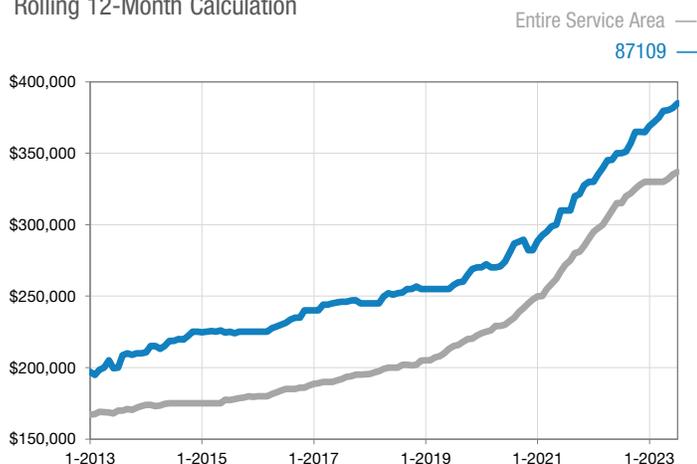
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	19	11	- 42.1%	89	83	- 6.7%
Pending Sales	16	9	- 43.8%	87	77	- 11.5%
Closed Sales	14	11	- 21.4%	83	72	- 13.3%
Days on Market Until Sale	11	22	+ 100.0%	16	17	+ 6.3%
Median Sales Price*	\$240,650	\$265,000	+ 10.1%	\$220,000	\$267,128	+ 21.4%
Average Sales Price*	\$228,199	\$224,227	- 1.7%	\$218,618	\$244,523	+ 11.8%
Percent of List Price Received*	101.7%	99.7%	- 2.0%	101.3%	100.7%	- 0.6%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

* 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.