

Local Market Update for July 2023

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	9	8	- 11.1%	73	52	- 28.8%
Pending Sales	9	6	- 33.3%	57	47	- 17.5%
Closed Sales	12	8	- 33.3%	61	42	- 31.1%
Days on Market Until Sale	10	15	+ 50.0%	16	33	+ 106.3%
Median Sales Price*	\$375,750	\$437,500	+ 16.4%	\$380,000	\$364,950	- 4.0%
Average Sales Price*	\$398,783	\$447,563	+ 12.2%	\$395,329	\$398,936	+ 0.9%
Percent of List Price Received*	100.8%	99.2%	- 1.6%	99.8%	99.0%	- 0.8%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--

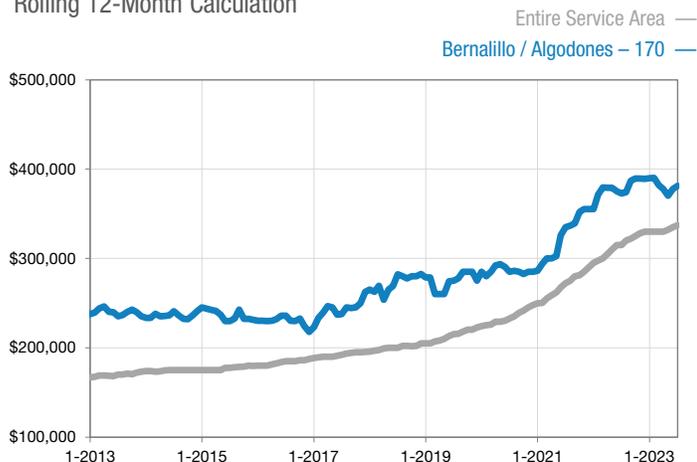
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	6	--	--	5	1	- 80.0%
Median Sales Price*	\$159,900	--	--	\$164,950	\$220,000	+ 33.4%
Average Sales Price*	\$159,900	--	--	\$164,950	\$220,000	+ 33.4%
Percent of List Price Received*	100.0%	--	--	100.0%	102.3%	+ 2.3%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

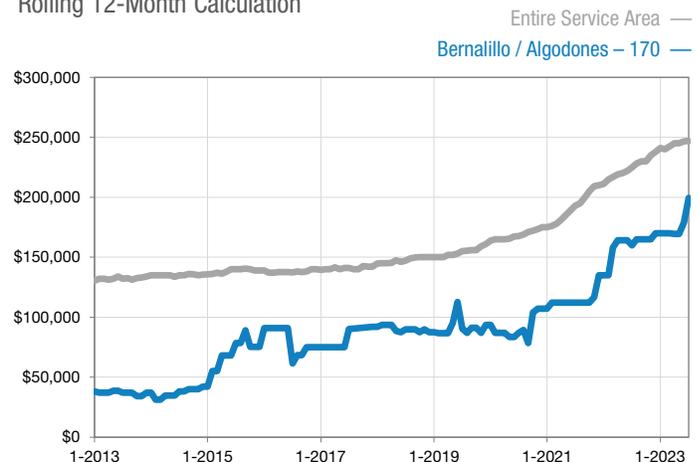
Median Sales Price - Single-Family Detached

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.