

Local Market Update for July 2023

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



87122

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	32	37	+ 15.6%	225	187	- 16.9%
Pending Sales	18	32	+ 77.8%	175	153	- 12.6%
Closed Sales	27	27	0.0%	170	143	- 15.9%
Days on Market Until Sale	14	22	+ 57.1%	15	25	+ 66.7%
Median Sales Price*	\$635,000	\$810,000	+ 27.6%	\$679,500	\$720,000	+ 6.0%
Average Sales Price*	\$735,070	\$914,677	+ 24.4%	\$760,708	\$800,398	+ 5.2%
Percent of List Price Received*	102.0%	98.9%	- 3.0%	101.9%	99.0%	- 2.8%
Inventory of Homes for Sale	40	30	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

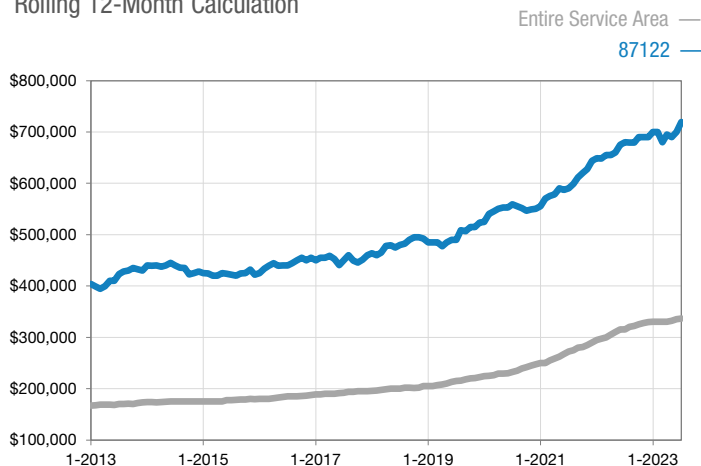
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	1	1	0.0%	4	5	+ 25.0%
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	0	0	0.0%	4	4	0.0%
Days on Market Until Sale	--	--	--	2	4	+ 100.0%
Median Sales Price*	--	--	--	\$354,000	\$317,950	- 10.2%
Average Sales Price*	--	--	--	\$313,250	\$363,975	+ 16.2%
Percent of List Price Received*	--	--	--	110.2%	110.6%	+ 0.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

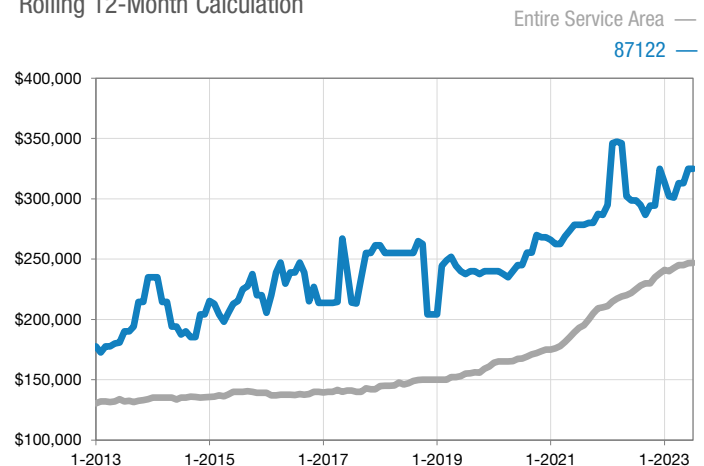
Median Sales Price - Single-Family Detached

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.