

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		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	54	39	- 27.8%	371	273	- 26.4%
Pending Sales	45	45	0.0%	316	251	- 20.6%
Closed Sales	39	44	+ 12.8%	313	236	- 24.6%
Days on Market Until Sale	9	10	+ 11.1%	11	17	+ 54.5%
Median Sales Price*	\$260,000	\$305,500	+ 17.5%	\$289,100	\$301,000	+ 4.1%
Average Sales Price*	\$293,941	\$324,981	+ 10.6%	\$313,386	\$317,683	+ 1.4%
Percent of List Price Received*	100.1%	100.1%	0.0%	102.0%	99.7%	- 2.3%
Inventory of Homes for Sale	51	29	- 43.1%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

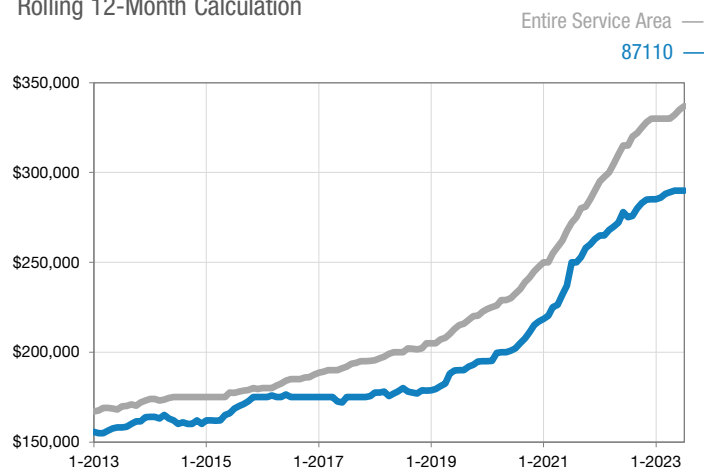
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	4	3	- 25.0%	36	28	- 22.2%
Pending Sales	6	5	- 16.7%	38	25	- 34.2%
Closed Sales	8	4	- 50.0%	35	23	- 34.3%
Days on Market Until Sale	7	9	+ 28.6%	13	8	- 38.5%
Median Sales Price*	\$134,250	\$147,750	+ 10.1%	\$150,000	\$165,000	+ 10.0%
Average Sales Price*	\$160,407	\$177,625	+ 10.7%	\$181,323	\$174,474	- 3.8%
Percent of List Price Received*	103.0%	94.9%	- 7.9%	103.6%	98.6%	- 4.8%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

* 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.

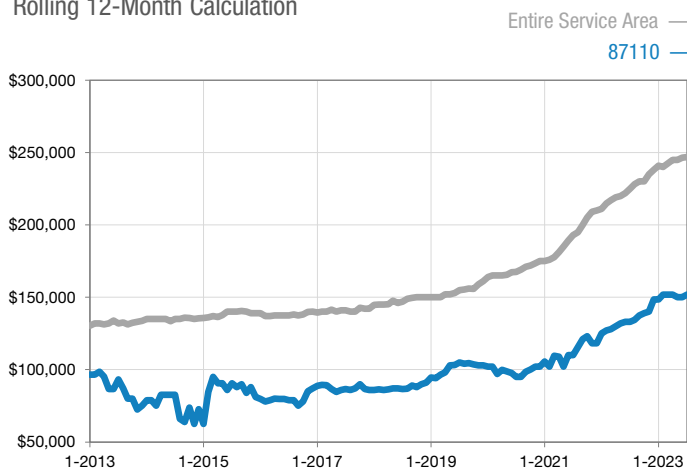
Median Sales Price - Single-Family Detached

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.