Local Market Update for July 2023

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

gaar

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Single-Family Detached

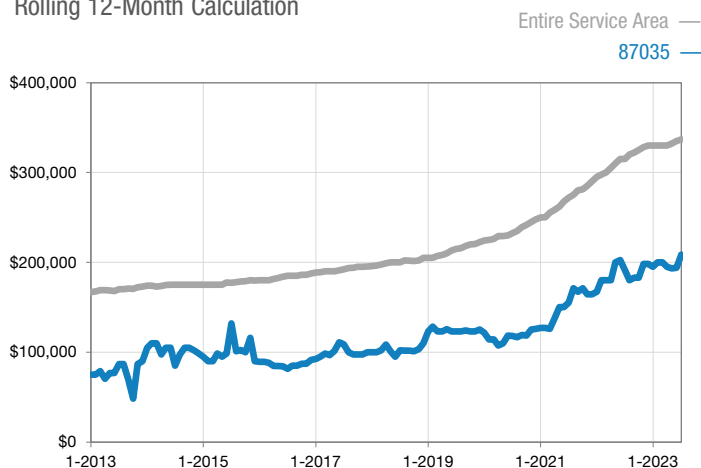| Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	3	1	- 66.7%	24	37	+ 54.2%
Pending Sales	1	2	+ 100.0%	19	25	+ 31.6%
Closed Sales	3	3	0.0%	19	17	- 10.5%
Days on Market Until Sale	11	39	+ 254.5%	40	35	- 12.5%
Median Sales Price*	$110,000	$340,000	+ 209.1%	$240,000	$216,000	- 10.0%
Average Sales Price*	$155,167	$350,833	+ 126.1%	$276,584	$258,512	- 6.5%
Percent of List Price Received*	95.5%	97.6%	+ 2.2%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	2.3	4.0	+ 73.9%	--	--	--

* 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

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.
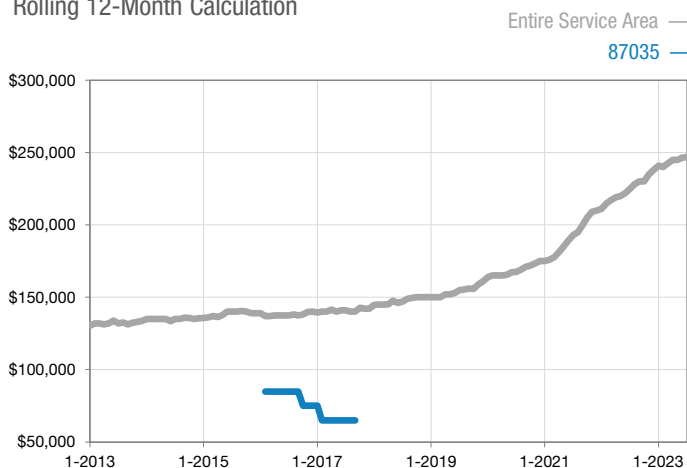
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87035 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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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.