

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	28	17	- 39.3%	139	108	- 22.3%
Pending Sales	24	15	- 37.5%	115	83	- 27.8%
Closed Sales	15	12	- 20.0%	104	76	- 26.9%
Days on Market Until Sale	11	4	- 63.6%	18	12	- 33.3%
Median Sales Price*	\$365,000	\$501,000	+ 37.3%	\$431,000	\$454,000	+ 5.3%
Average Sales Price*	\$458,290	\$483,949	+ 5.6%	\$470,764	\$476,290	+ 1.2%
Percent of List Price Received*	101.2%	101.4%	+ 0.2%	102.6%	100.6%	- 1.9%
Inventory of Homes for Sale	29	22	- 24.1%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

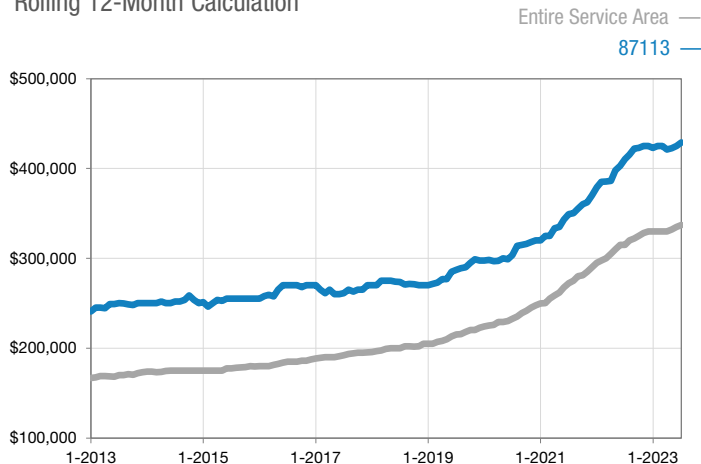
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	1	0	- 100.0%	19	9	- 52.6%
Pending Sales	1	1	0.0%	19	8	- 57.9%
Closed Sales	1	1	0.0%	19	7	- 63.2%
Days on Market Until Sale	7	11	+ 57.1%	3	11	+ 266.7%
Median Sales Price*	\$225,000	\$289,000	+ 28.4%	\$236,000	\$255,000	+ 8.1%
Average Sales Price*	\$225,000	\$289,000	+ 28.4%	\$247,132	\$261,400	+ 5.8%
Percent of List Price Received*	100.0%	100.0%	0.0%	104.0%	98.5%	- 5.3%
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.

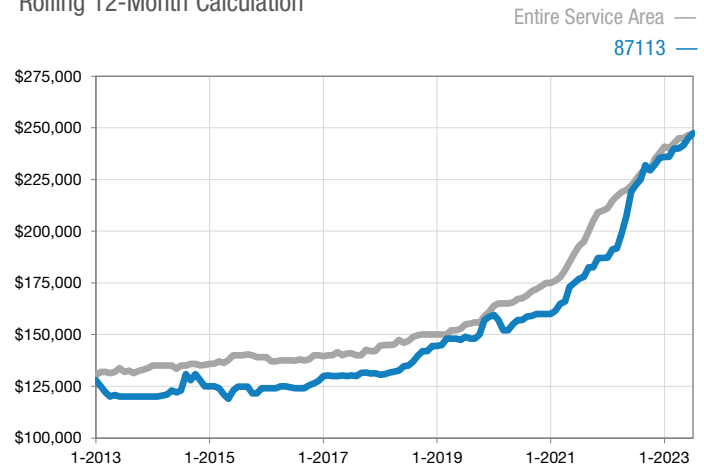
Median Sales Price - Single-Family Detached

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.