

Local Market Update for July 2023

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



North Albuquerque Acres Area – 20

East of Ventura St NE / Holbrook St NE, South of Elena Dr NE, West of Tennyson St NE, North of San Antonio Dr NE

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	16	20	+ 25.0%	93	76	- 18.3%
Pending Sales	6	13	+ 116.7%	69	63	- 8.7%
Closed Sales	9	11	+ 22.2%	65	60	- 7.7%
Days on Market Until Sale	6	9	+ 50.0%	13	28	+ 115.4%
Median Sales Price*	\$755,000	\$839,000	+ 11.1%	\$775,000	\$827,450	+ 6.8%
Average Sales Price*	\$839,100	\$1,064,068	+ 26.8%	\$902,667	\$865,545	- 4.1%
Percent of List Price Received*	103.2%	98.1%	- 4.9%	101.7%	98.9%	- 2.8%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

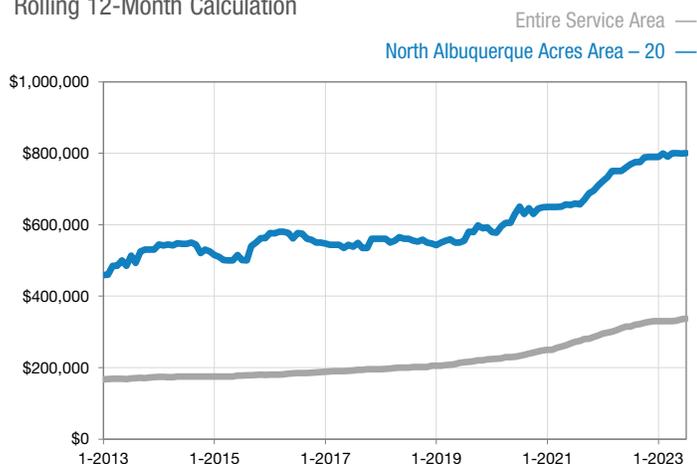
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	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.

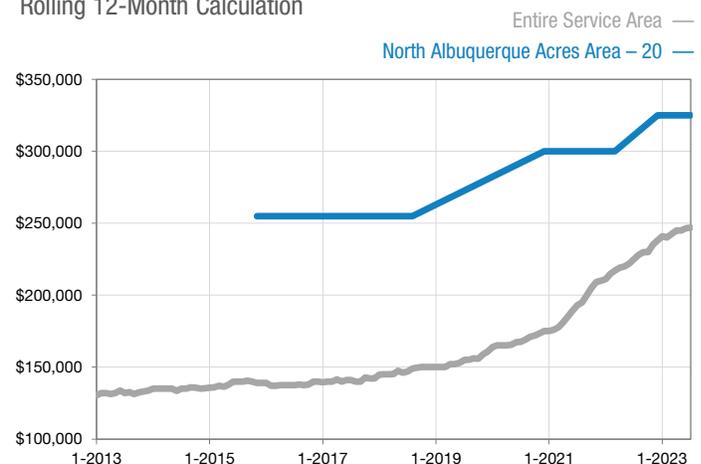
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.