

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		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	64	53	- 17.2%	411	288	- 29.9%
Pending Sales	48	52	+ 8.3%	353	277	- 21.5%
Closed Sales	55	42	- 23.6%	341	264	- 22.6%
Days on Market Until Sale	9	8	- 11.1%	9	20	+ 122.2%
Median Sales Price*	\$297,500	\$319,952	+ 7.5%	\$285,500	\$300,000	+ 5.1%
Average Sales Price*	\$315,753	\$364,771	+ 15.5%	\$310,693	\$329,048	+ 5.9%
Percent of List Price Received*	100.5%	100.7%	+ 0.2%	102.7%	99.8%	- 2.8%
Inventory of Homes for Sale	55	30	- 45.5%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

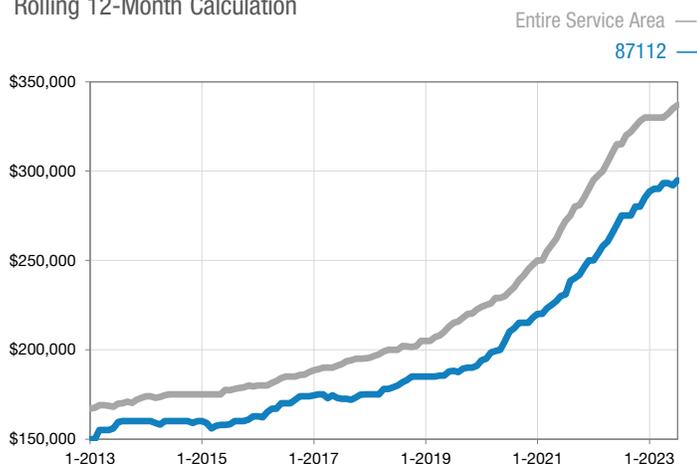
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	9	4	- 55.6%	43	35	- 18.6%
Pending Sales	7	6	- 14.3%	38	31	- 18.4%
Closed Sales	7	7	0.0%	37	36	- 2.7%
Days on Market Until Sale	7	11	+ 57.1%	5	21	+ 320.0%
Median Sales Price*	\$278,000	\$243,000	- 12.6%	\$252,680	\$246,000	- 2.6%
Average Sales Price*	\$271,214	\$233,571	- 13.9%	\$250,429	\$234,290	- 6.4%
Percent of List Price Received*	101.2%	100.9%	- 0.3%	102.8%	100.7%	- 2.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

* 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.

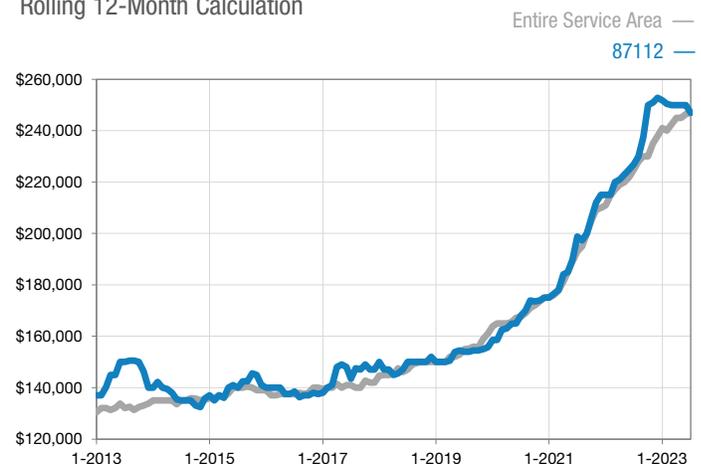
Median Sales Price - Single-Family Detached

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.