

# Local Market Update for July 2023

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



## 87002

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
<b>Key Metrics</b>						
New Listings	33	29	- 12.1%	188	190	+ 1.1%
Pending Sales	17	22	+ 29.4%	156	151	- 3.2%
Closed Sales	12	15	+ 25.0%	165	134	- 18.8%
Days on Market Until Sale	19	41	+ 115.8%	29	54	+ 86.2%
Median Sales Price*	\$260,900	<b>\$302,900</b>	+ 16.1%	\$248,900	<b>\$256,900</b>	+ 3.2%
Average Sales Price*	\$243,083	<b>\$300,980</b>	+ 23.8%	\$254,653	<b>\$270,604</b>	+ 6.3%
Percent of List Price Received*	100.7%	<b>99.3%</b>	- 1.4%	100.5%	<b>98.8%</b>	- 1.7%
Inventory of Homes for Sale	66	59	- 10.6%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--

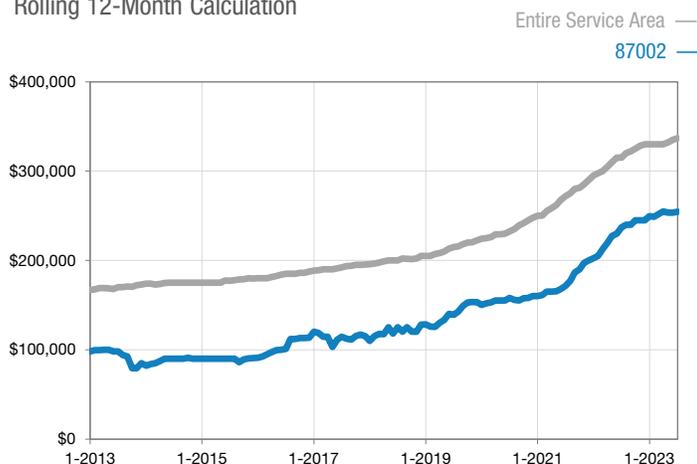
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	19	17	- 10.5%
Pending Sales	1	2	+ 100.0%	17	11	- 35.3%
Closed Sales	2	0	- 100.0%	20	10	- 50.0%
Days on Market Until Sale	11	--	--	10	10	0.0%
Median Sales Price*	\$172,450	--	--	\$161,000	<b>\$172,000</b>	+ 6.8%
Average Sales Price*	\$172,450	--	--	\$164,280	<b>\$176,205</b>	+ 7.3%
Percent of List Price Received*	104.2%	--	--	100.7%	<b>102.9%</b>	+ 2.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

\* 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.

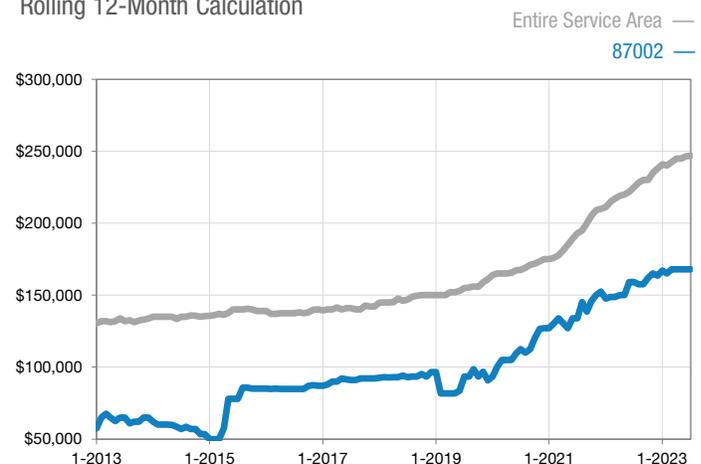
### Median Sales Price - Single-Family Detached

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.