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

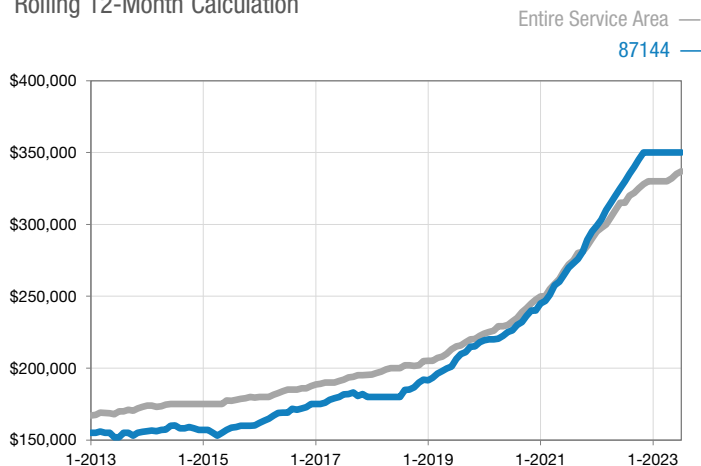| Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	131	**103**	- 21.4%	823	**705**	- 14.3%
Pending Sales	103	**89**	- 13.6%	674	**611**	- 9.3%
Closed Sales	105	**79**	- 24.8%	699	**565**	- 19.2%
Days on Market Until Sale	10	**29**	+ 190.0%	15	**36**	+ 140.0%
Median Sales Price*	$347,000	**$352,500**	+ 1.6%	$350,000	**$350,250**	+ 0.1%
Average Sales Price*	$364,003	**$391,918**	+ 7.7%	$369,493	**$386,887**	+ 4.7%
Percent of List Price Received*	101.7%	**99.9%**	- 1.8%	101.8%	**99.8%**	- 2.0%
Inventory of Homes for Sale	161	**137**	- 14.9%	--	**--**	--
Months Supply of Inventory	1.6	**1.7**	+ 6.3%	--	**--**	--

* 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

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	0	**0**	0.0%	2	**1**	- 50.0%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**1**	--	1	**1**	0.0%
Days on Market Until Sale	--	**2**	--	2	**2**	0.0%
Median Sales Price*	--	**$265,000**	--	$265,000	**$265,000**	0.0%
Average Sales Price*	--	**$265,000**	--	$265,000	**$265,000**	0.0%
Percent of List Price Received*	--	**100.0%**	--	104.0%	**100.0%**	- 3.8%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	**--**	--
Months Supply of Inventory	1.0	**--**	--	--	**--**	--

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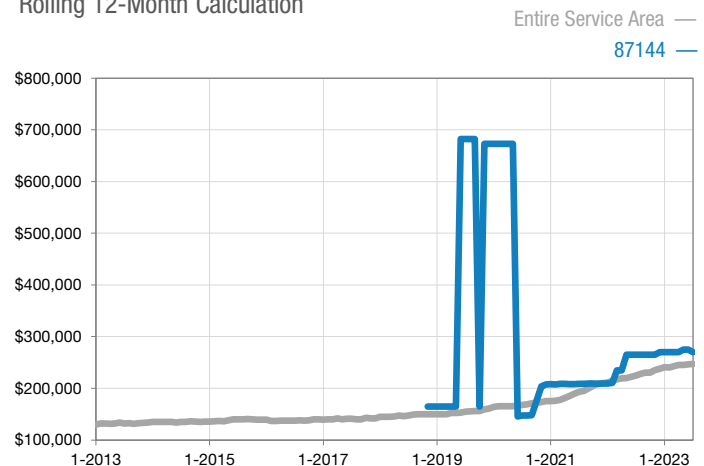
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87144 —

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.