

Local Market Update for July 2023

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	3	5	+ 66.7%	36	39	+ 8.3%
Pending Sales	0	6	--	48	24	- 50.0%
Closed Sales	5	2	- 60.0%	61	20	- 67.2%
Days on Market Until Sale	35	13	- 62.9%	34	30	- 11.8%
Median Sales Price*	\$261,900	\$331,000	+ 26.4%	\$282,900	\$265,000	- 6.3%
Average Sales Price*	\$287,300	\$331,000	+ 15.2%	\$316,198	\$291,925	- 7.7%
Percent of List Price Received*	99.8%	100.8%	+ 1.0%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	4.0	+ 185.7%	--	--	--

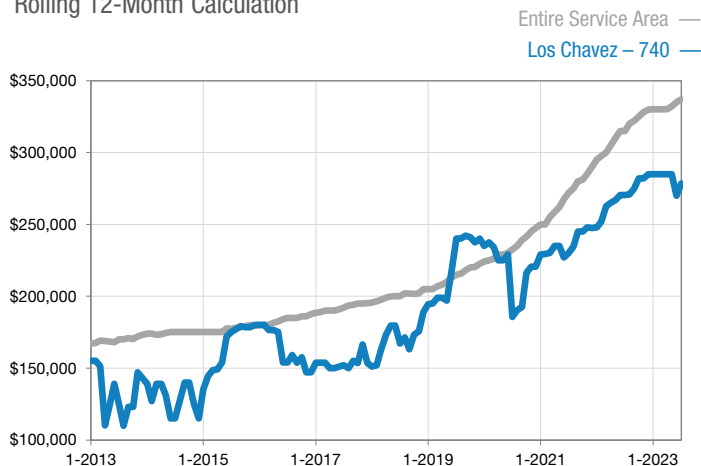
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
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.

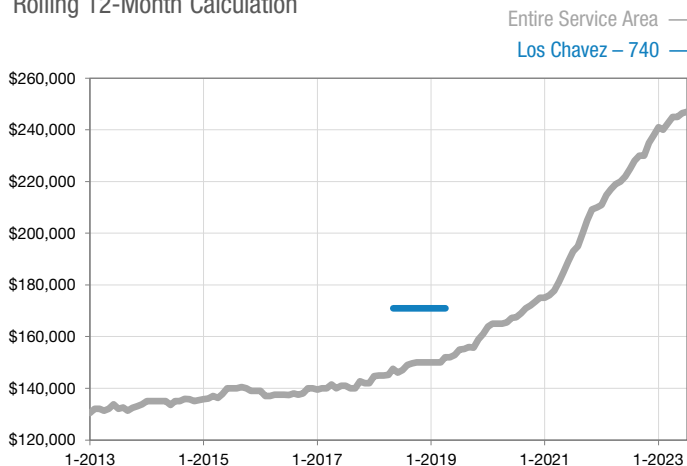
Median Sales Price - Single-Family Detached

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.