

Local Market Update for July 2023

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	52	46	- 11.5%	309	279	- 9.7%
Pending Sales	41	43	+ 4.9%	272	251	- 7.7%
Closed Sales	33	43	+ 30.3%	270	225	- 16.7%
Days on Market Until Sale	5	13	+ 160.0%	10	15	+ 50.0%
Median Sales Price*	\$410,000	\$485,000	+ 18.3%	\$418,500	\$456,000	+ 9.0%
Average Sales Price*	\$438,689	\$538,640	+ 22.8%	\$468,204	\$511,419	+ 9.2%
Percent of List Price Received*	101.9%	101.5%	- 0.4%	102.6%	100.5%	- 2.0%
Inventory of Homes for Sale	35	39	+ 11.4%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

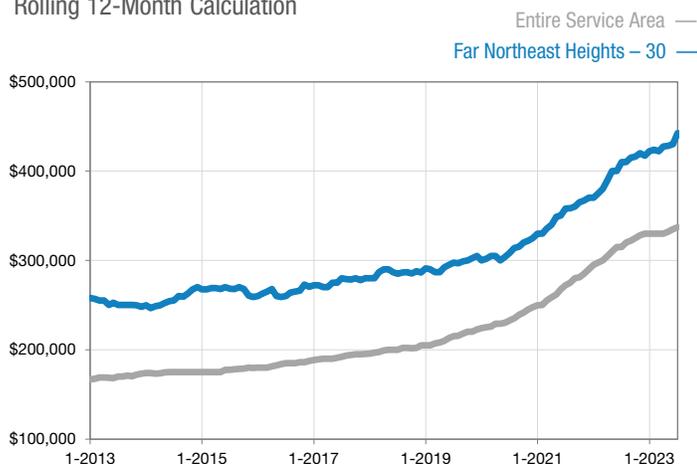
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	13	7	- 46.2%	77	66	- 14.3%
Pending Sales	16	7	- 56.3%	71	66	- 7.0%
Closed Sales	10	12	+ 20.0%	62	67	+ 8.1%
Days on Market Until Sale	6	5	- 16.7%	5	10	+ 100.0%
Median Sales Price*	\$327,500	\$302,000	- 7.8%	\$276,000	\$305,000	+ 10.5%
Average Sales Price*	\$331,400	\$304,417	- 8.1%	\$301,287	\$310,191	+ 3.0%
Percent of List Price Received*	101.5%	101.0%	- 0.5%	103.1%	100.7%	- 2.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--

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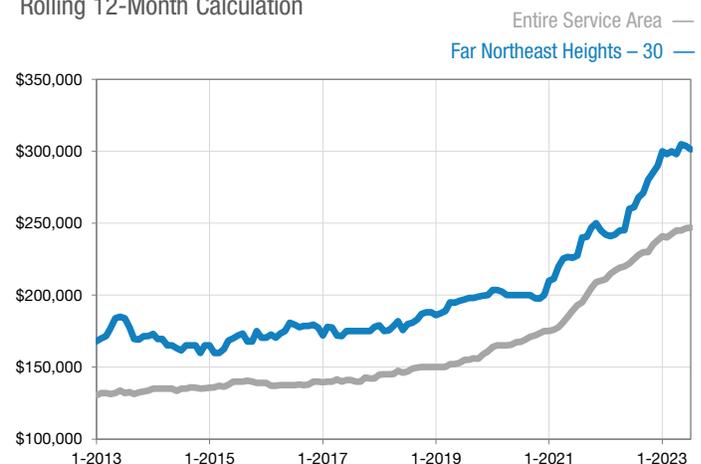
Median Sales Price - Single-Family Detached

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.