

Local Market Update for July 2023

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



87121

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	91	54	- 40.7%	578	394	- 31.8%
Pending Sales	74	50	- 32.4%	501	372	- 25.7%
Closed Sales	68	46	- 32.4%	467	357	- 23.6%
Days on Market Until Sale	10	9	- 10.0%	8	19	+ 137.5%
Median Sales Price*	\$262,500	\$270,000	+ 2.9%	\$252,000	\$265,000	+ 5.2%
Average Sales Price*	\$267,643	\$270,286	+ 1.0%	\$256,747	\$273,094	+ 6.4%
Percent of List Price Received*	101.3%	101.7%	+ 0.4%	102.4%	100.4%	- 2.0%
Inventory of Homes for Sale	66	52	- 21.2%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

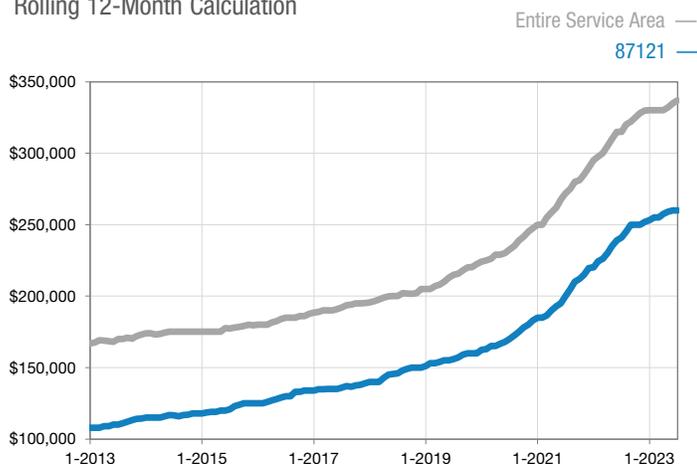
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	14	5	- 64.3%
Pending Sales	2	1	- 50.0%	16	8	- 50.0%
Closed Sales	1	1	0.0%	14	6	- 57.1%
Days on Market Until Sale	4	6	+ 50.0%	4	20	+ 400.0%
Median Sales Price*	\$158,000	\$192,000	+ 21.5%	\$209,500	\$207,500	- 1.0%
Average Sales Price*	\$158,000	\$192,000	+ 21.5%	\$203,500	\$215,000	+ 5.7%
Percent of List Price Received*	105.3%	103.8%	- 1.4%	104.2%	100.9%	- 3.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

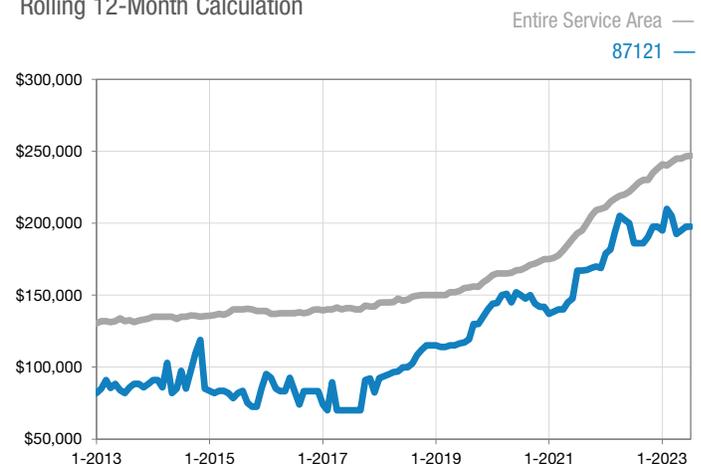
Median Sales Price - Single-Family Detached

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.