

Local Market Update for July 2023

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	20	20	0.0%	154	114	- 26.0%
Pending Sales	23	17	- 26.1%	124	90	- 27.4%
Closed Sales	18	17	- 5.6%	112	87	- 22.3%
Days on Market Until Sale	19	4	- 78.9%	14	13	- 7.1%
Median Sales Price*	\$549,000	\$543,250	- 1.0%	\$528,738	\$535,000	+ 1.2%
Average Sales Price*	\$592,389	\$635,082	+ 7.2%	\$570,127	\$573,477	+ 0.6%
Percent of List Price Received*	100.8%	100.8%	0.0%	102.0%	100.2%	- 1.8%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

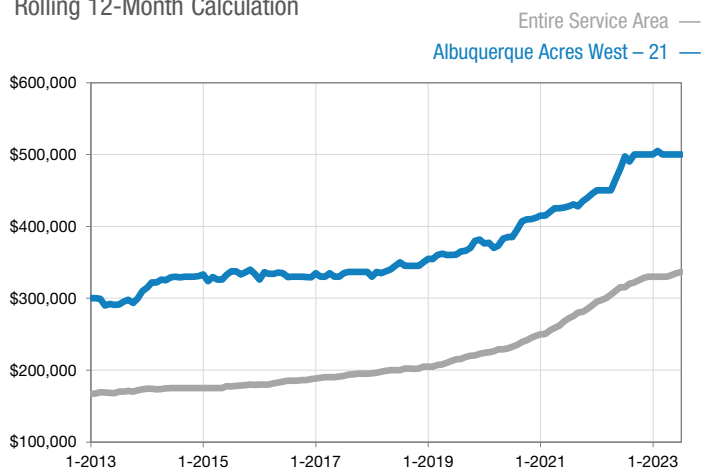
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	1	1	0.0%	5	3	- 40.0%
Pending Sales	1	1	0.0%	6	3	- 50.0%
Closed Sales	0	1	--	6	2	- 66.7%
Days on Market Until Sale	--	11	--	3	7	+ 133.3%
Median Sales Price*	--	\$289,000	--	\$315,000	\$286,000	- 9.2%
Average Sales Price*	--	\$289,000	--	\$319,000	\$286,000	- 10.3%
Percent of List Price Received*	--	100.0%	--	103.7%	100.0%	- 3.6%
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.

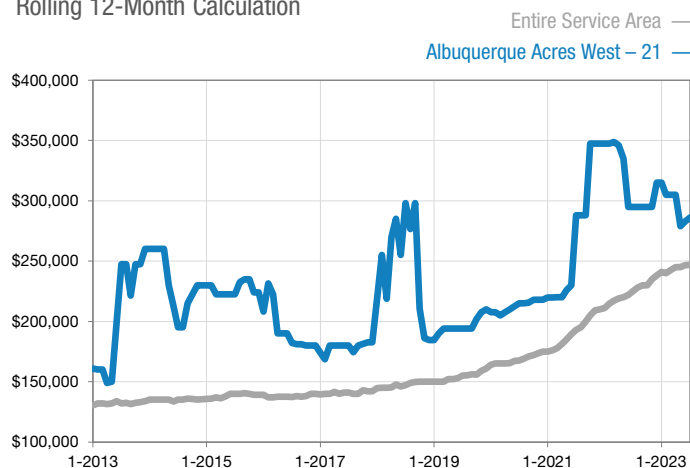
Median Sales Price - Single-Family Detached

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.