

# Local Market Update for July 2023

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



## 87048

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
<b>Key Metrics</b>						
New Listings	17	11	- 35.3%	110	73	- 33.6%
Pending Sales	13	13	0.0%	73	68	- 6.8%
Closed Sales	11	7	- 36.4%	73	56	- 23.3%
Days on Market Until Sale	16	37	+ 131.3%	25	61	+ 144.0%
Median Sales Price*	\$700,000	<b>\$749,000</b>	+ 7.0%	\$707,000	<b>\$697,000</b>	- 1.4%
Average Sales Price*	\$712,682	<b>\$783,786</b>	+ 10.0%	\$792,368	<b>\$787,527</b>	- 0.6%
Percent of List Price Received*	100.6%	<b>99.1%</b>	- 1.5%	100.8%	<b>97.4%</b>	- 3.4%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

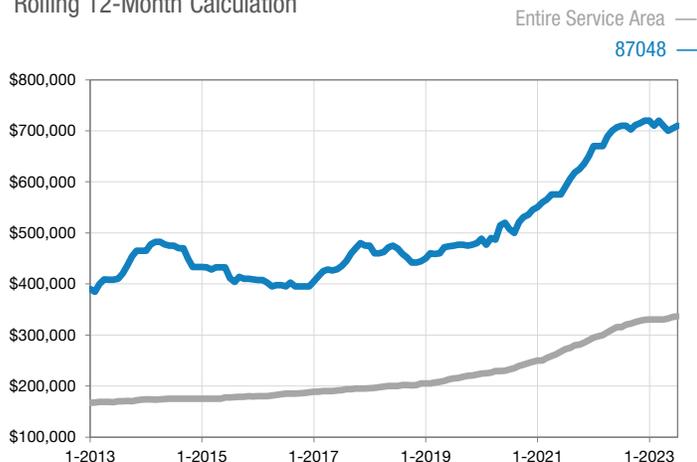
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	2	6	+ 200.0%
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	1	4	+ 300.0%
Days on Market Until Sale	--	--	--	3	6	+ 100.0%
Median Sales Price*	--	--	--	\$440,000	<b>\$417,500</b>	- 5.1%
Average Sales Price*	--	--	--	\$440,000	<b>\$416,250</b>	- 5.4%
Percent of List Price Received*	--	--	--	97.8%	<b>99.6%</b>	+ 1.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

\* 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.

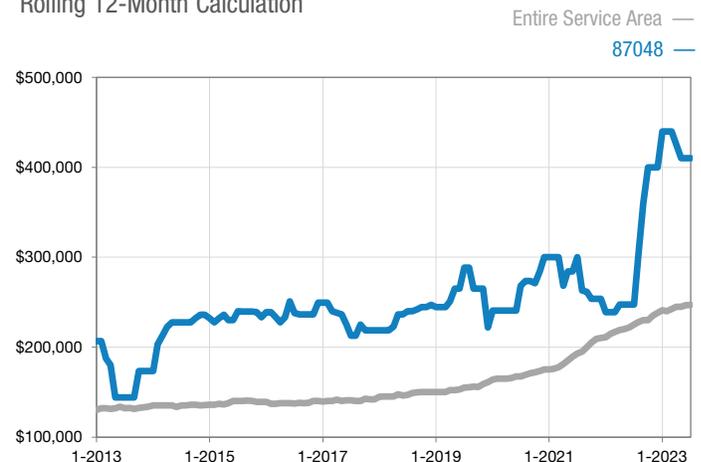
### Median Sales Price - Single-Family Detached

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.