

Local Market Update for July 2023

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



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Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	16	11	- 31.3%	116	93	- 19.8%
Pending Sales	9	7	- 22.2%	89	81	- 9.0%
Closed Sales	14	10	- 28.6%	85	79	- 7.1%
Days on Market Until Sale	9	18	+ 100.0%	11	28	+ 154.5%
Median Sales Price*	\$232,500	\$264,125	+ 13.6%	\$239,900	\$240,000	+ 0.0%
Average Sales Price*	\$221,000	\$266,525	+ 20.6%	\$249,733	\$267,420	+ 7.1%
Percent of List Price Received*	97.6%	100.1%	+ 2.6%	102.6%	99.2%	- 3.3%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

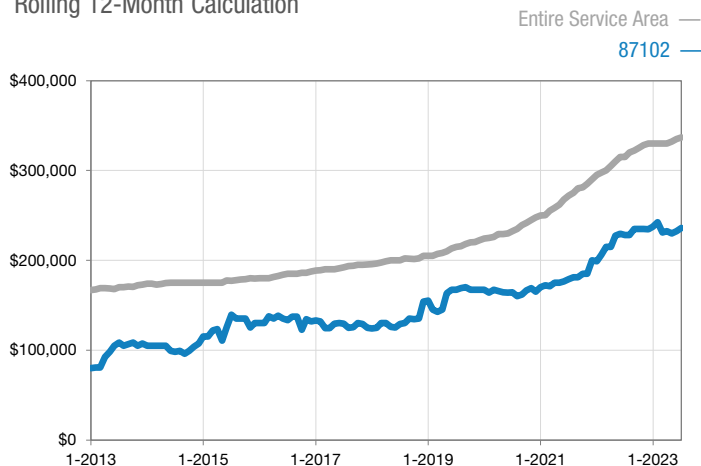
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	6	12	+ 100.0%	43	50	+ 16.3%
Pending Sales	3	7	+ 133.3%	35	39	+ 11.4%
Closed Sales	5	6	+ 20.0%	40	35	- 12.5%
Days on Market Until Sale	20	23	+ 15.0%	14	33	+ 135.7%
Median Sales Price*	\$220,000	\$313,500	+ 42.5%	\$256,250	\$297,500	+ 16.1%
Average Sales Price*	\$250,280	\$288,317	+ 15.2%	\$268,068	\$283,711	+ 5.8%
Percent of List Price Received*	97.1%	98.2%	+ 1.1%	99.6%	98.6%	- 1.0%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

* 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.

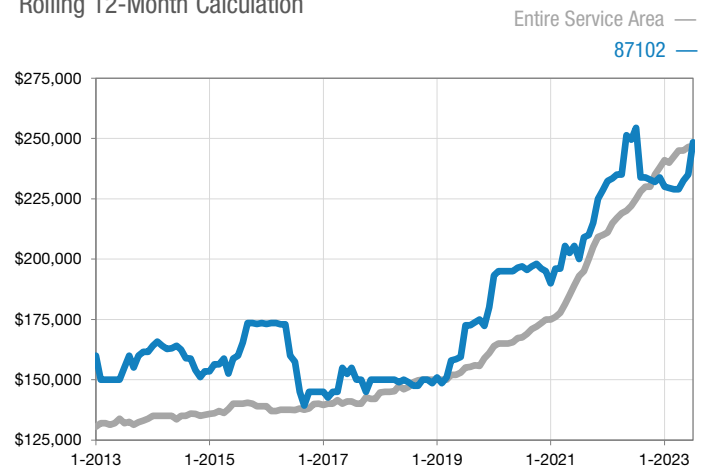
Median Sales Price - Single-Family Detached

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.