

# Local Market Update for July 2023

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



## 87108

| Single-Family Detached          | July      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2022      | 2023      | Percent Change | Thru 7-2022  | Thru 7-2023 | Percent Change |
| New Listings                    | 30        | 28        | - 6.7%         | 203          | 173         | - 14.8%        |
| Pending Sales                   | 21        | 24        | + 14.3%        | 162          | 142         | - 12.3%        |
| Closed Sales                    | 25        | 20        | - 20.0%        | 164          | 134         | - 18.3%        |
| Days on Market Until Sale       | 18        | 20        | + 11.1%        | 14           | 22          | + 57.1%        |
| Median Sales Price*             | \$333,000 | \$322,250 | - 3.2%         | \$268,500    | \$267,500   | - 0.4%         |
| Average Sales Price*            | \$337,096 | \$339,265 | + 0.6%         | \$308,737    | \$303,973   | - 1.5%         |
| Percent of List Price Received* | 101.8%    | 98.3%     | - 3.4%         | 102.8%       | 100.0%      | - 2.7%         |
| Inventory of Homes for Sale     | 34        | 33        | - 2.9%         | --           | --          | --             |
| Months Supply of Inventory      | 1.4       | 1.8       | + 28.6%        | --           | --          | --             |

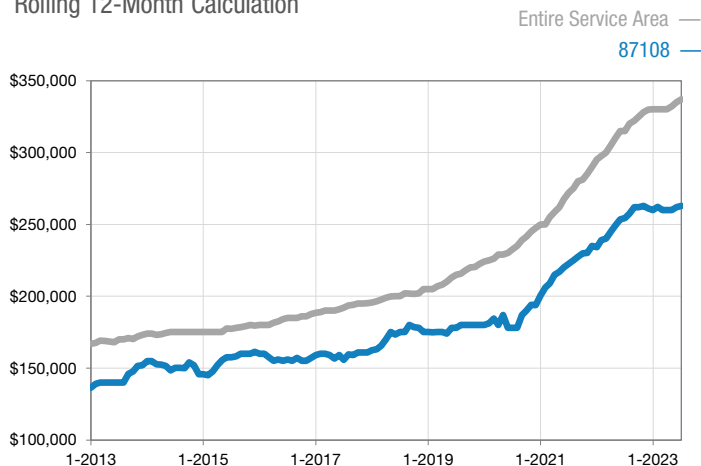
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | July      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2022      | 2023      | Percent Change | Thru 7-2022  | Thru 7-2023 | Percent Change |
| New Listings                    | 2         | 7         | + 250.0%       | 23           | 31          | + 34.8%        |
| Pending Sales                   | 2         | 7         | + 250.0%       | 19           | 22          | + 15.8%        |
| Closed Sales                    | 4         | 3         | - 25.0%        | 17           | 19          | + 11.8%        |
| Days on Market Until Sale       | 25        | 2         | - 92.0%        | 19           | 22          | + 15.8%        |
| Median Sales Price*             | \$184,950 | \$197,000 | + 6.5%         | \$162,000    | \$203,000   | + 25.3%        |
| Average Sales Price*            | \$209,225 | \$255,667 | + 22.2%        | \$180,288    | \$226,468   | + 25.6%        |
| Percent of List Price Received* | 96.8%     | 102.4%    | + 5.8%         | 99.5%        | 99.6%       | + 0.1%         |
| Inventory of Homes for Sale     | 2         | 7         | + 250.0%       | --           | --          | --             |
| Months Supply of Inventory      | 0.7       | 2.2       | + 214.3%       | --           | --          | --             |

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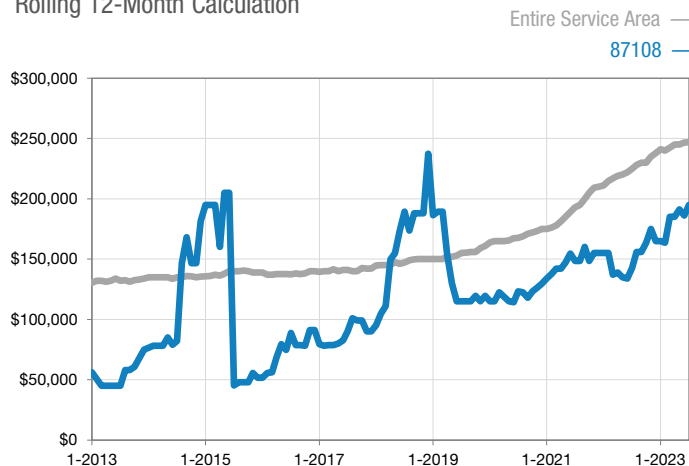
### Median Sales Price - Single-Family Detached

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.