

Local Market Update for July 2023

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



87106

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	31	25	- 19.4%	172	147	- 14.5%
Pending Sales	22	24	+ 9.1%	129	131	+ 1.6%
Closed Sales	21	20	- 4.8%	125	113	- 9.6%
Days on Market Until Sale	9	15	+ 66.7%	9	27	+ 200.0%
Median Sales Price*	\$350,000	\$365,000	+ 4.3%	\$348,000	\$377,500	+ 8.5%
Average Sales Price*	\$363,310	\$426,074	+ 17.3%	\$373,284	\$403,508	+ 8.1%
Percent of List Price Received*	98.2%	100.0%	+ 1.8%	102.9%	98.8%	- 4.0%
Inventory of Homes for Sale	34	20	- 41.2%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--

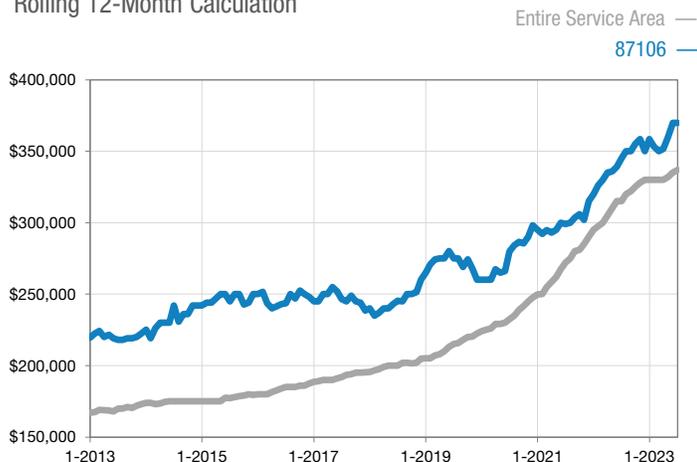
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	3	3	0.0%	35	25	- 28.6%
Pending Sales	3	3	0.0%	27	23	- 14.8%
Closed Sales	3	2	- 33.3%	28	20	- 28.6%
Days on Market Until Sale	11	16	+ 45.5%	11	27	+ 145.5%
Median Sales Price*	\$223,900	\$350,000	+ 56.3%	\$232,700	\$218,000	- 6.3%
Average Sales Price*	\$266,800	\$350,000	+ 31.2%	\$234,498	\$216,870	- 7.5%
Percent of List Price Received*	100.0%	96.1%	- 3.9%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--

* 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.

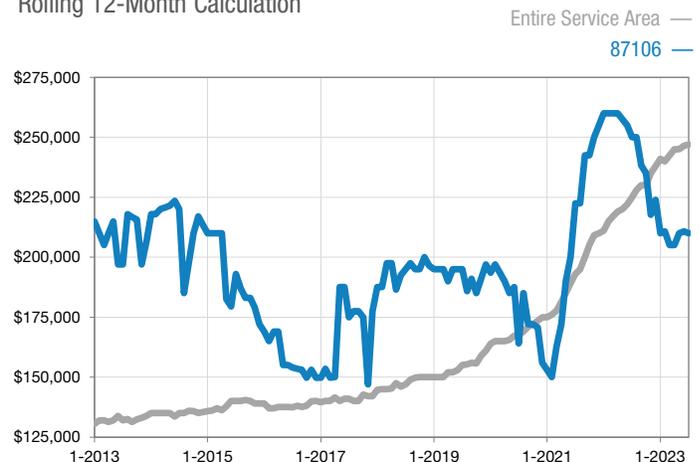
Median Sales Price - Single-Family Detached

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.