

Local Market Update for July 2023

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	24	28	+ 16.7%	152	135	- 11.2%
Pending Sales	24	23	- 4.2%	121	110	- 9.1%
Closed Sales	20	19	- 5.0%	113	95	- 15.9%
Days on Market Until Sale	11	12	+ 9.1%	10	17	+ 70.0%
Median Sales Price*	\$388,500	\$419,000	+ 7.9%	\$373,000	\$399,999	+ 7.2%
Average Sales Price*	\$383,225	\$477,716	+ 24.7%	\$412,464	\$436,883	+ 5.9%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	102.9%	99.6%	- 3.2%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

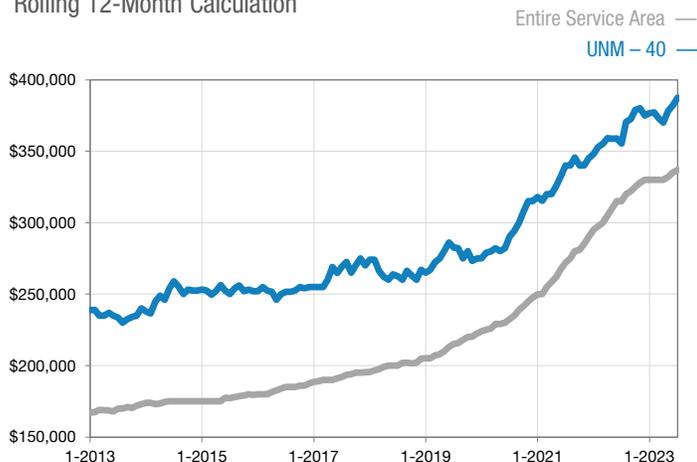
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	0	1	--	11	13	+ 18.2%
Pending Sales	0	1	--	5	8	+ 60.0%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Days on Market Until Sale	2	13	+ 550.0%	5	5	0.0%
Median Sales Price*	\$211,500	\$330,000	+ 56.0%	\$330,000	\$330,000	0.0%
Average Sales Price*	\$211,500	\$330,000	+ 56.0%	\$331,658	\$301,271	- 9.2%
Percent of List Price Received*	100.8%	97.1%	- 3.7%	97.2%	103.0%	+ 6.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--

* 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.

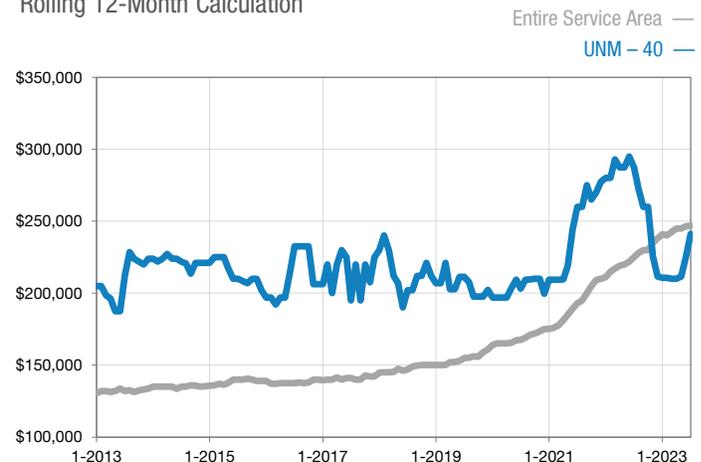
Median Sales Price - Single-Family Detached

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.