

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	65	63	- 3.1%	459	382	- 16.8%
Pending Sales	49	52	+ 6.1%	388	342	- 11.9%
Closed Sales	54	60	+ 11.1%	384	323	- 15.9%
Days on Market Until Sale	6	9	+ 50.0%	10	17	+ 70.0%
Median Sales Price*	\$437,500	\$463,500	+ 5.9%	\$423,500	\$435,000	+ 2.7%
Average Sales Price*	\$547,202	\$549,844	+ 0.5%	\$505,337	\$509,661	+ 0.9%
Percent of List Price Received*	101.6%	101.1%	- 0.5%	102.8%	100.2%	- 2.5%
Inventory of Homes for Sale	62	60	- 3.2%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

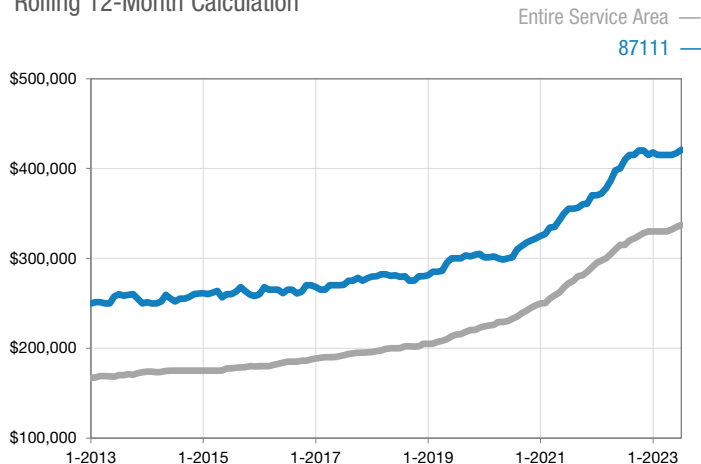
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	15	22	+ 46.7%	105	99	- 5.7%
Pending Sales	17	15	- 11.8%	96	92	- 4.2%
Closed Sales	11	15	+ 36.4%	88	88	0.0%
Days on Market Until Sale	7	3	- 57.1%	6	10	+ 66.7%
Median Sales Price*	\$390,000	\$255,000	- 34.6%	\$300,000	\$298,000	- 0.7%
Average Sales Price*	\$372,182	\$294,327	- 20.9%	\$301,137	\$300,095	- 0.3%
Percent of List Price Received*	101.9%	101.1%	- 0.8%	104.0%	100.6%	- 3.3%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

* 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.

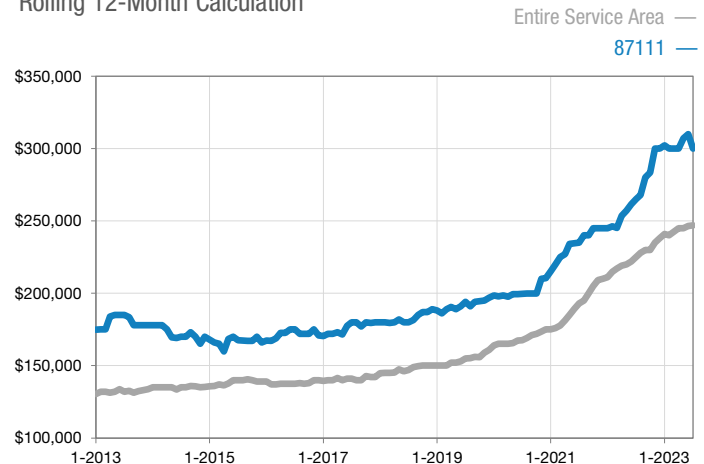
Median Sales Price - Single-Family Detached

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.