

Local Market Update for July 2023

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



87120

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	107	78	- 27.1%	732	545	- 25.5%
Pending Sales	93	73	- 21.5%	624	456	- 26.9%
Closed Sales	99	66	- 33.3%	625	419	- 33.0%
Days on Market Until Sale	9	15	+ 66.7%	14	23	+ 64.3%
Median Sales Price*	\$349,900	\$360,000	+ 2.9%	\$350,000	\$360,000	+ 2.9%
Average Sales Price*	\$384,650	\$415,020	+ 7.9%	\$396,687	\$401,477	+ 1.2%
Percent of List Price Received*	102.1%	99.8%	- 2.3%	102.4%	100.0%	- 2.3%
Inventory of Homes for Sale	104	92	- 11.5%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

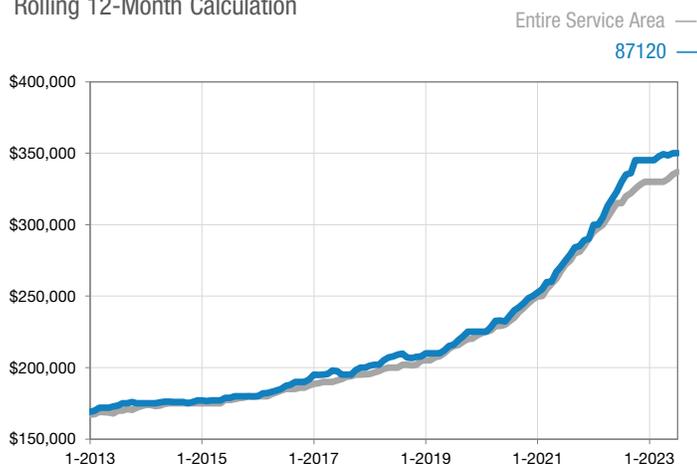
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	13	8	- 38.5%	94	69	- 26.6%
Pending Sales	16	8	- 50.0%	89	73	- 18.0%
Closed Sales	14	16	+ 14.3%	86	74	- 14.0%
Days on Market Until Sale	6	5	- 16.7%	6	19	+ 216.7%
Median Sales Price*	\$219,500	\$242,500	+ 10.5%	\$226,000	\$245,000	+ 8.4%
Average Sales Price*	\$236,143	\$277,906	+ 17.7%	\$247,256	\$275,730	+ 11.5%
Percent of List Price Received*	104.2%	100.5%	- 3.6%	103.9%	100.1%	- 3.7%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.2	0.4	+ 100.0%	--	--	--

* 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.

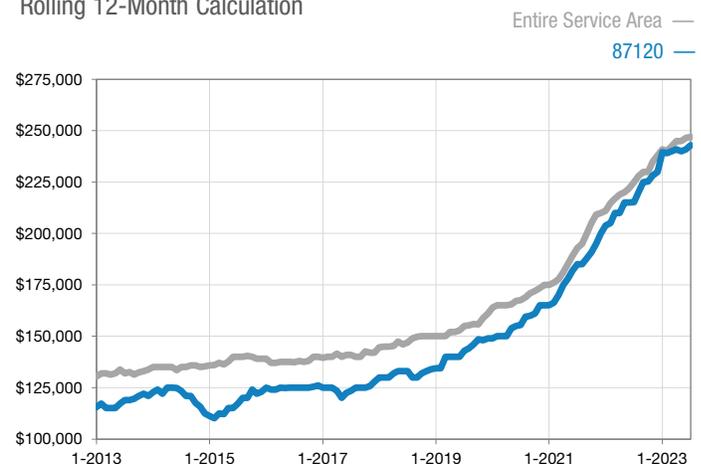
Median Sales Price - Single-Family Detached

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.