

Local Market Update for July 2023

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



Fairgrounds – 70

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

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	21	15	- 28.6%	116	88	- 24.1%
Pending Sales	17	16	- 5.9%	99	75	- 24.2%
Closed Sales	7	14	+ 100.0%	96	61	- 36.5%
Days on Market Until Sale	10	13	+ 30.0%	10	16	+ 60.0%
Median Sales Price*	\$259,000	\$257,750	- 0.5%	\$260,000	\$267,000	+ 2.7%
Average Sales Price*	\$248,755	\$266,711	+ 7.2%	\$261,493	\$267,327	+ 2.2%
Percent of List Price Received*	101.5%	98.9%	- 2.6%	103.5%	100.5%	- 2.9%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--

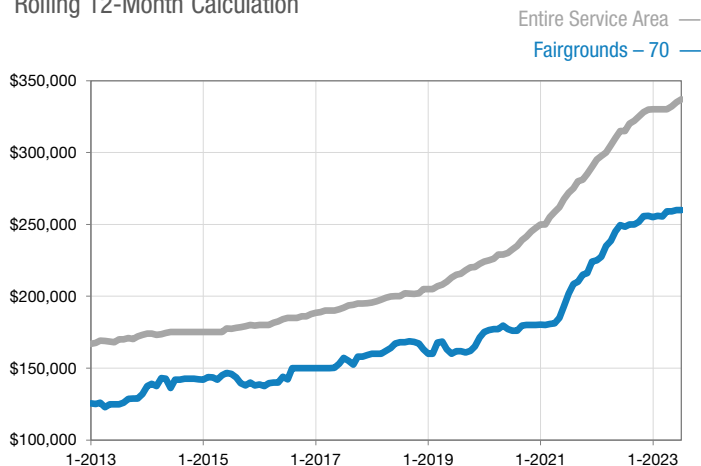
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	0	0	0.0%	4	4	0.0%
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	20	--	--	9	4	- 55.6%
Median Sales Price*	\$185,000	--	--	\$185,000	\$249,000	+ 34.6%
Average Sales Price*	\$185,000	--	--	\$169,000	\$218,475	+ 29.3%
Percent of List Price Received*	97.4%	--	--	102.1%	99.7%	- 2.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

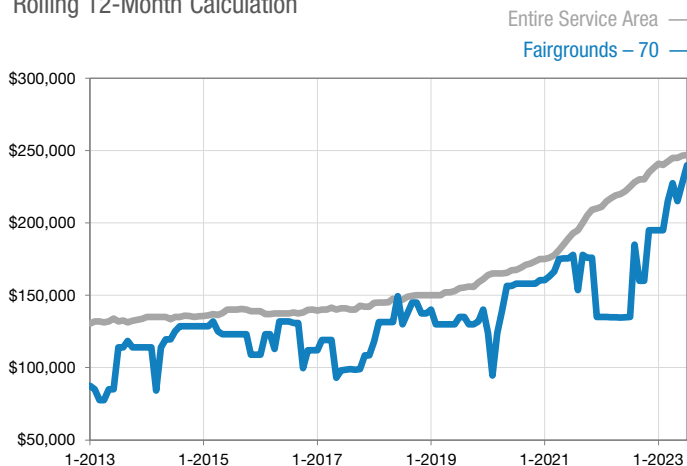
Median Sales Price - Single-Family Detached

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.