

# Local Market Update for July 2023

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



## 87111

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
<b>Key Metrics</b>						
New Listings	65	<b>63</b>	- 3.1%	459	<b>382</b>	- 16.8%
Pending Sales	49	<b>52</b>	+ 6.1%	388	<b>342</b>	- 11.9%
Closed Sales	54	<b>60</b>	+ 11.1%	384	<b>323</b>	- 15.9%
Days on Market Until Sale	6	<b>9</b>	+ 50.0%	10	<b>17</b>	+ 70.0%
Median Sales Price*	\$437,500	<b>\$463,500</b>	+ 5.9%	\$423,500	<b>\$435,000</b>	+ 2.7%
Average Sales Price*	\$547,202	<b>\$549,844</b>	+ 0.5%	\$505,337	<b>\$509,661</b>	+ 0.9%
Percent of List Price Received*	101.6%	<b>101.1%</b>	- 0.5%	102.8%	<b>100.2%</b>	- 2.5%
Inventory of Homes for Sale	62	<b>60</b>	- 3.2%	--	--	--
Months Supply of Inventory	1.1	<b>1.3</b>	+ 18.2%	--	--	--

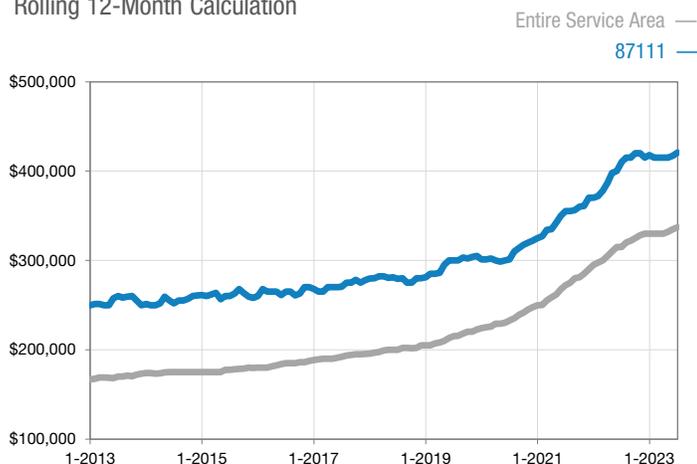
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

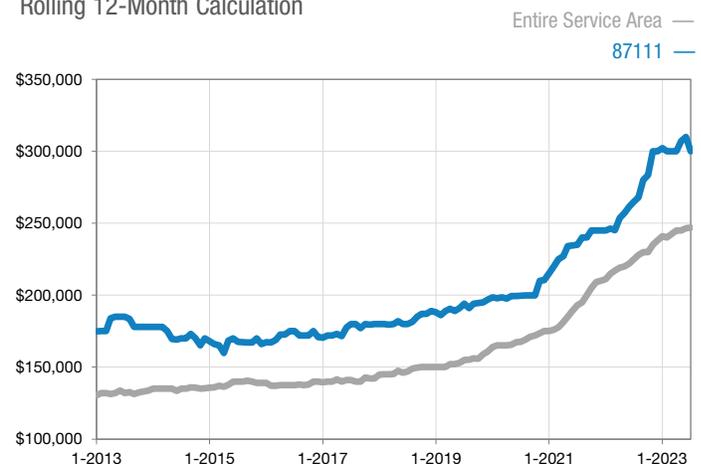
### Median Sales Price - Single-Family Detached

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.