

Local Market Update for July 2023

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	21	12	- 42.9%	133	108	- 18.8%
Pending Sales	15	17	+ 13.3%	111	103	- 7.2%
Closed Sales	16	9	- 43.8%	111	96	- 13.5%
Days on Market Until Sale	13	8	- 38.5%	10	18	+ 80.0%
Median Sales Price*	\$348,000	\$347,000	- 0.3%	\$340,000	\$366,250	+ 7.7%
Average Sales Price*	\$379,091	\$364,333	- 3.9%	\$355,867	\$391,407	+ 10.0%
Percent of List Price Received*	100.5%	99.7%	- 0.8%	102.0%	100.0%	- 2.0%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

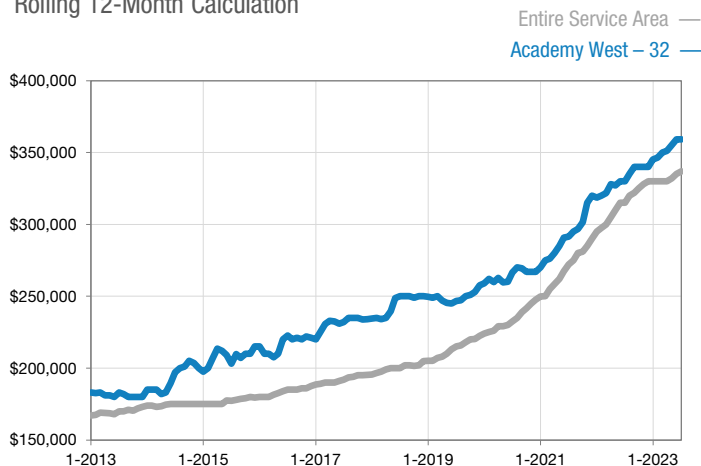
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	17	9	- 47.1%	78	72	- 7.7%
Pending Sales	14	8	- 42.9%	74	67	- 9.5%
Closed Sales	11	10	- 9.1%	70	61	- 12.9%
Days on Market Until Sale	6	23	+ 283.3%	12	17	+ 41.7%
Median Sales Price*	\$234,000	\$208,750	- 10.8%	\$203,000	\$265,000	+ 30.5%
Average Sales Price*	\$223,435	\$215,150	- 3.7%	\$205,690	\$247,192	+ 20.2%
Percent of List Price Received*	103.6%	99.7%	- 3.8%	102.0%	100.7%	- 1.3%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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.

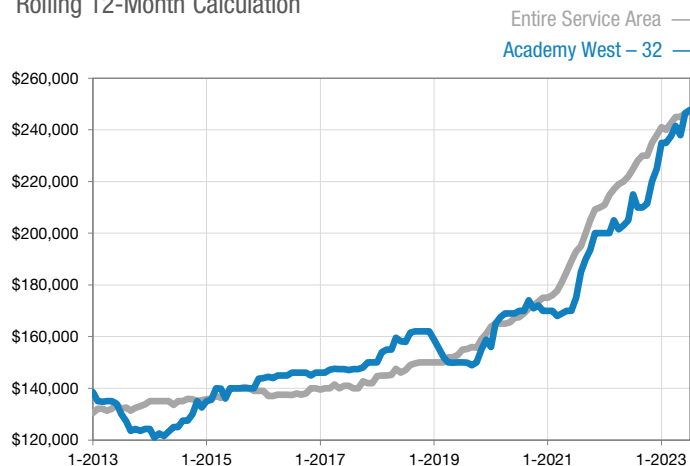
Median Sales Price - Single-Family Detached

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.