Local Market Update for July 2023

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	26	12	- 53.8%	103	86	- 16.5%
Pending Sales	12	18	+ 50.0%	80	61	- 23.8%
Closed Sales	8	7	- 12.5%	82	52	- 36.6%
Days on Market Until Sale	12	9	- 25.0%	32	30	- 6.3%
Median Sales Price*	$551,000	$395,000	- 28.3%	$450,500	$518,250	+ 15.0%
Average Sales Price*	$562,663	$498,000	- 11.5%	$511,555	$581,644	+ 13.7%
Percent of List Price Received*	99.1%	100.1%	+ 1.0%	99.8%	98.7%	- 1.1%
Inventory of Homes for Sale	32	21	- 34.4%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

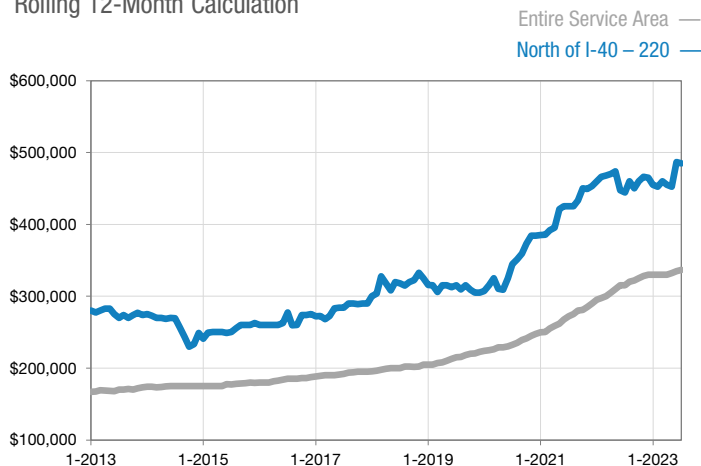* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.
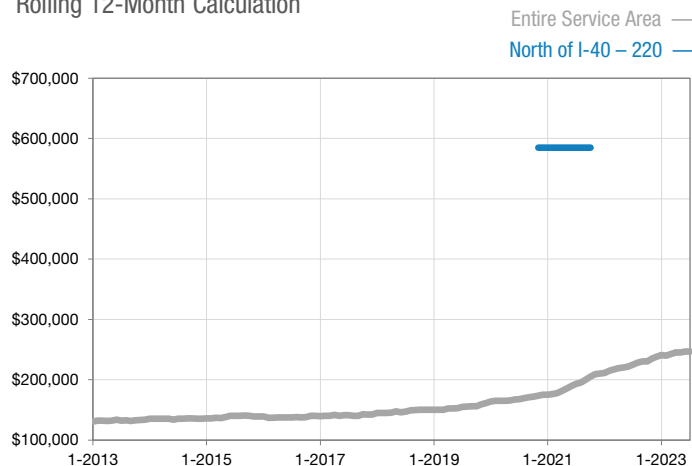
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

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.