

Local Market Update for July 2023

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



87108

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	30	28	- 6.7%	203	173	- 14.8%
Pending Sales	21	24	+ 14.3%	162	142	- 12.3%
Closed Sales	25	20	- 20.0%	164	134	- 18.3%
Days on Market Until Sale	18	20	+ 11.1%	14	22	+ 57.1%
Median Sales Price*	\$333,000	\$322,250	- 3.2%	\$268,500	\$267,500	- 0.4%
Average Sales Price*	\$337,096	\$339,265	+ 0.6%	\$308,737	\$303,973	- 1.5%
Percent of List Price Received*	101.8%	98.3%	- 3.4%	102.8%	100.0%	- 2.7%
Inventory of Homes for Sale	34	33	- 2.9%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

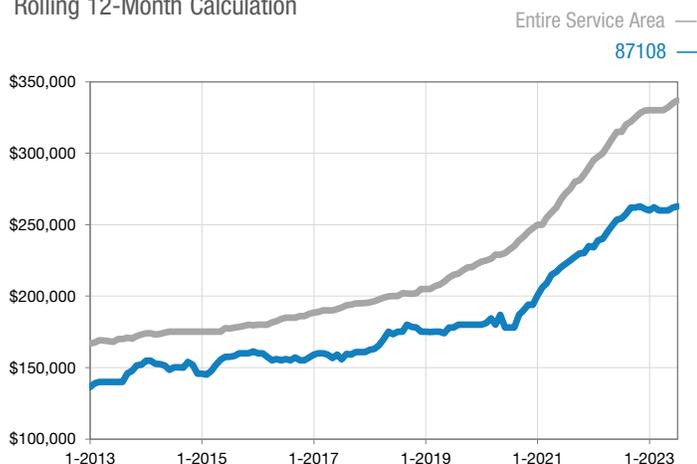
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	2	7	+ 250.0%	23	31	+ 34.8%
Pending Sales	2	7	+ 250.0%	19	22	+ 15.8%
Closed Sales	4	3	- 25.0%	17	19	+ 11.8%
Days on Market Until Sale	25	2	- 92.0%	19	22	+ 15.8%
Median Sales Price*	\$184,950	\$197,000	+ 6.5%	\$162,000	\$203,000	+ 25.3%
Average Sales Price*	\$209,225	\$255,667	+ 22.2%	\$180,288	\$226,468	+ 25.6%
Percent of List Price Received*	96.8%	102.4%	+ 5.8%	99.5%	99.6%	+ 0.1%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.7	2.2	+ 214.3%	--	--	--

* 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.

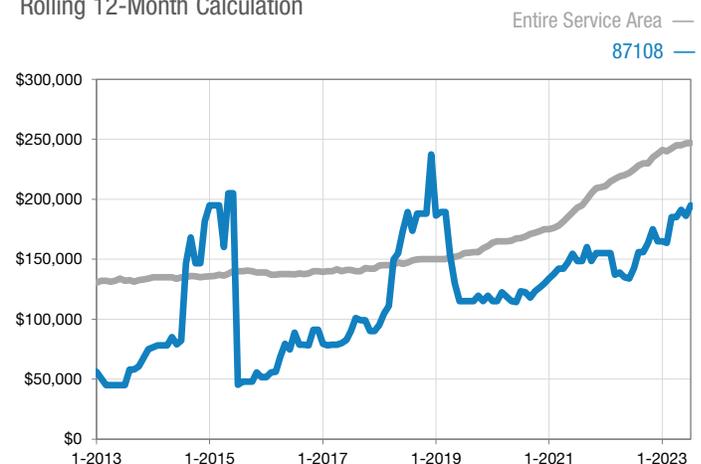
Median Sales Price - Single-Family Detached

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.