

# Local Market Update for July 2023

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



## Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

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	24	16	- 33.3%	166	99	- 40.4%
Pending Sales	16	10	- 37.5%	133	80	- 39.8%
Closed Sales	17	12	- 29.4%	130	76	- 41.5%
Days on Market Until Sale	13	13	0.0%	14	22	+ 57.1%
Median Sales Price*	\$205,000	<b>\$290,500</b>	+ 41.7%	\$215,500	<b>\$233,000</b>	+ 8.1%
Average Sales Price*	\$191,294	<b>\$301,958</b>	+ 57.9%	\$223,346	<b>\$254,143</b>	+ 13.8%
Percent of List Price Received*	98.6%	<b>98.6%</b>	0.0%	100.8%	<b>98.3%</b>	- 2.5%
Inventory of Homes for Sale	35	19	- 45.7%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

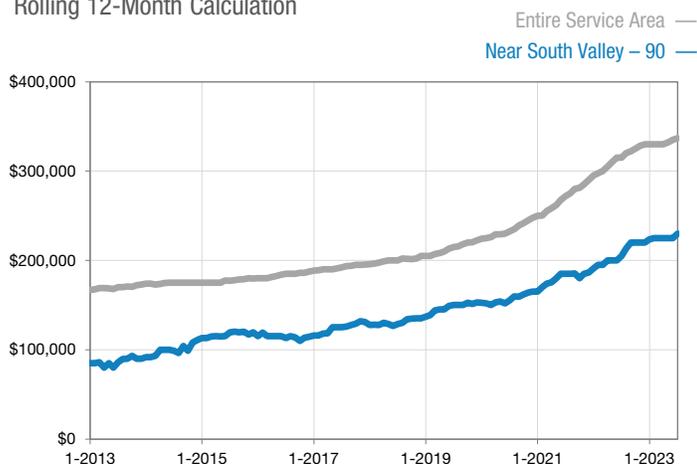
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	3	0	- 100.0%	15	2	- 86.7%
Pending Sales	1	0	- 100.0%	8	4	- 50.0%
Closed Sales	2	0	- 100.0%	7	4	- 42.9%
Days on Market Until Sale	13	--	--	8	39	+ 387.5%
Median Sales Price*	\$155,000	--	--	\$164,900	<b>\$132,975</b>	- 19.4%
Average Sales Price*	\$155,000	--	--	\$149,557	<b>\$137,738</b>	- 7.9%
Percent of List Price Received*	107.8%	--	--	99.9%	<b>93.9%</b>	- 6.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

\* 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.

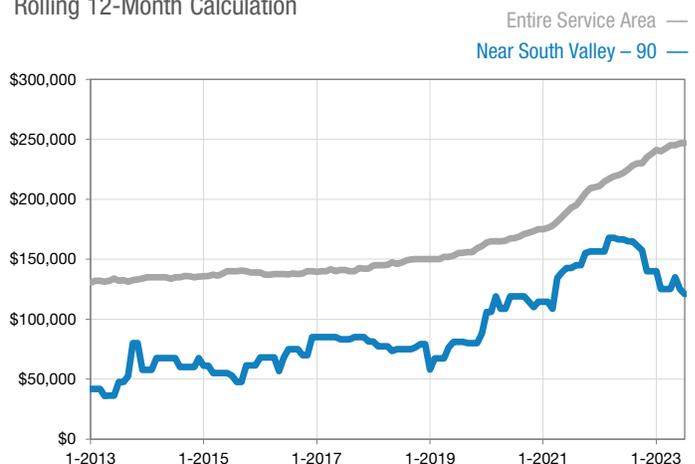
### Median Sales Price - Single-Family Detached

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.