

Local Market Update for July 2023

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	98	57	- 41.8%	595	425	- 28.6%
Pending Sales	71	50	- 29.6%	479	352	- 26.5%
Closed Sales	77	41	- 46.8%	471	327	- 30.6%
Days on Market Until Sale	15	23	+ 53.3%	17	30	+ 76.5%
Median Sales Price*	\$405,000	\$410,000	+ 1.2%	\$395,000	\$399,000	+ 1.0%
Average Sales Price*	\$427,095	\$458,285	+ 7.3%	\$436,883	\$432,468	- 1.0%
Percent of List Price Received*	101.6%	99.6%	- 2.0%	101.7%	99.9%	- 1.8%
Inventory of Homes for Sale	108	86	- 20.4%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

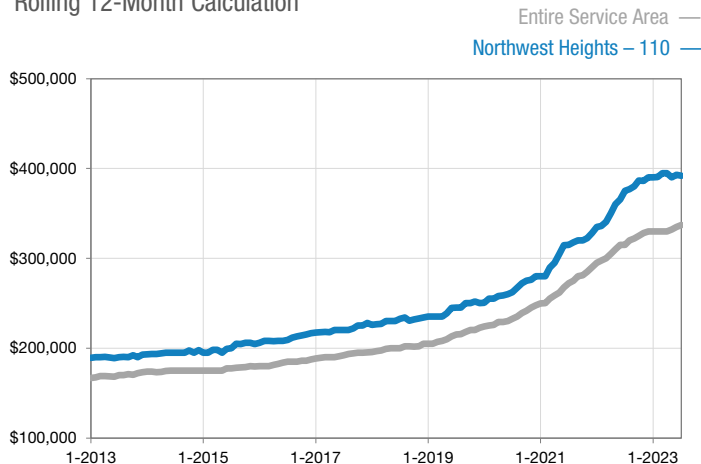
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	5	0	- 100.0%	34	22	- 35.3%
Pending Sales	7	0	- 100.0%	32	19	- 40.6%
Closed Sales	4	5	+ 25.0%	28	18	- 35.7%
Days on Market Until Sale	7	10	+ 42.9%	6	21	+ 250.0%
Median Sales Price*	\$226,250	\$309,000	+ 36.6%	\$248,250	\$377,500	+ 52.1%
Average Sales Price*	\$265,000	\$345,200	+ 30.3%	\$295,232	\$347,731	+ 17.8%
Percent of List Price Received*	102.6%	99.6%	- 2.9%	103.5%	99.4%	- 4.0%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.2	1.7	+ 750.0%	--	--	--

* 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.

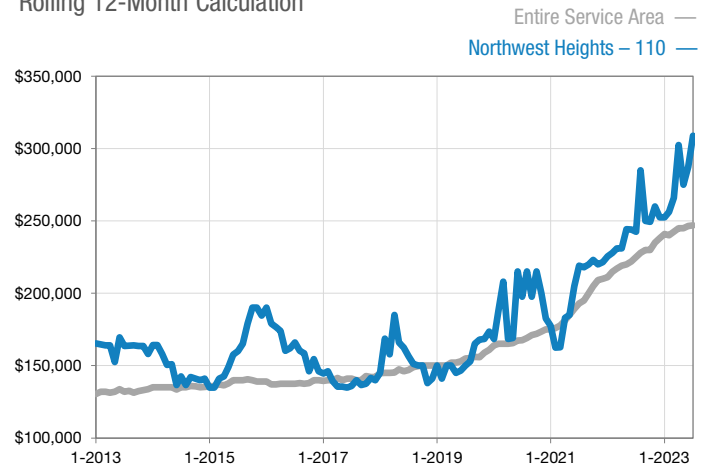
Median Sales Price - Single-Family Detached

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.