

Local Market Update for July 2023

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



87124

| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 7-2022 | Thru 7-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 102 | 100 | - 2.0% | 665 | 527 | - 20.8% |
| Pending Sales | 87 | 85 | - 2.3% | 553 | 456 | - 17.5% |
| Closed Sales | 85 | 65 | - 23.5% | 526 | 413 | - 21.5% |
| Days on Market Until Sale | 10 | 19 | + 90.0% | 10 | 27 | + 170.0% |
| Median Sales Price* | \$332,000 | \$350,000 | + 5.4% | \$325,000 | \$350,000 | + 7.7% |
| Average Sales Price* | \$379,615 | \$366,445 | - 3.5% | \$358,613 | \$386,167 | + 7.7% |
| Percent of List Price Received* | 100.9% | 100.5% | - 0.4% | 102.3% | 99.9% | - 2.3% |
| Inventory of Homes for Sale | 106 | 93 | - 12.3% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.5 | + 15.4% | -- | -- | -- |

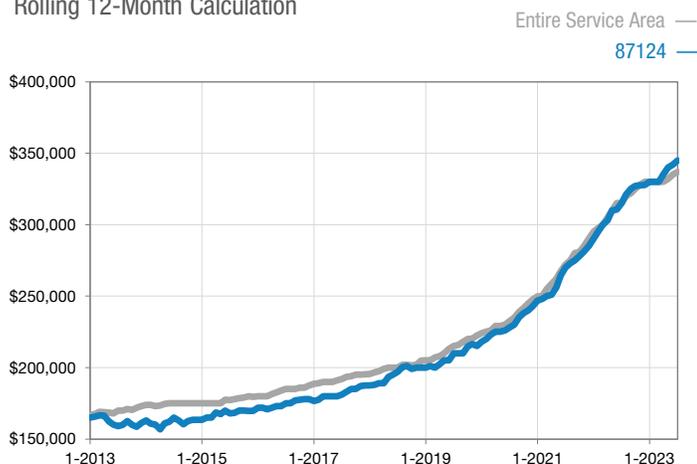
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 7-2022 | Thru 7-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 6 | 6 | 0.0% | 49 | 46 | - 6.1% |
| Pending Sales | 4 | 5 | + 25.0% | 45 | 43 | - 4.4% |
| Closed Sales | 5 | 9 | + 80.0% | 43 | 42 | - 2.3% |
| Days on Market Until Sale | 5 | 4 | - 20.0% | 9 | 12 | + 33.3% |
| Median Sales Price* | \$270,000 | \$215,000 | - 20.4% | \$235,000 | \$259,353 | + 10.4% |
| Average Sales Price* | \$283,600 | \$229,722 | - 19.0% | \$220,320 | \$239,412 | + 8.7% |
| Percent of List Price Received* | 99.3% | 101.4% | + 2.1% | 101.9% | 101.0% | - 0.9% |
| Inventory of Homes for Sale | 7 | 4 | - 42.9% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.6 | - 40.0% | -- | -- | -- |

* 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.

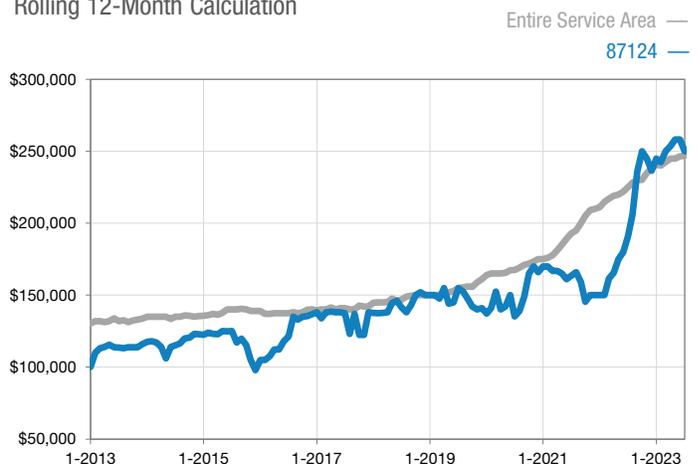
Median Sales Price - Single-Family Detached

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.