

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		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
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%	--	--	--

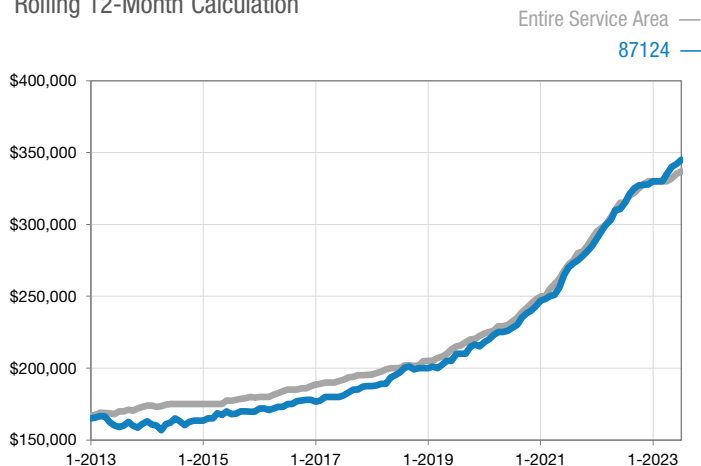
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
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.

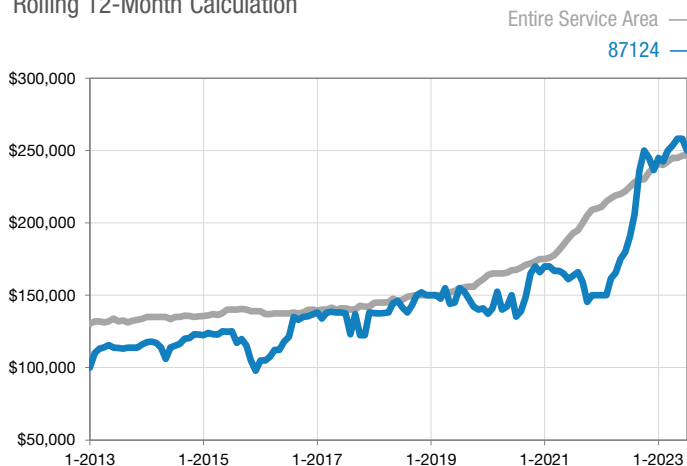
Median Sales Price - Single-Family Detached

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.