

Local Market Update for July 2023

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



87107

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	44	16	- 63.6%	236	144	- 39.0%
Pending Sales	29	26	- 10.3%	162	125	- 22.8%
Closed Sales	21	18	- 14.3%	149	111	- 25.5%
Days on Market Until Sale	11	39	+ 254.5%	27	47	+ 74.1%
Median Sales Price*	\$295,000	\$420,000	+ 42.4%	\$340,000	\$374,000	+ 10.0%
Average Sales Price*	\$382,444	\$495,749	+ 29.6%	\$432,614	\$501,966	+ 16.0%
Percent of List Price Received*	104.7%	99.7%	- 4.8%	100.8%	98.5%	- 2.3%
Inventory of Homes for Sale	77	38	- 50.6%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

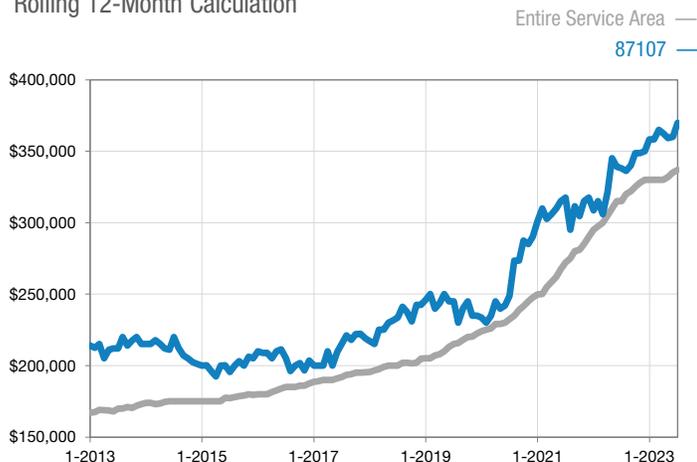
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	38	25	- 34.2%
Pending Sales	8	6	- 25.0%	37	25	- 32.4%
Closed Sales	10	4	- 60.0%	38	21	- 44.7%
Days on Market Until Sale	6	2	- 66.7%	11	30	+ 172.7%
Median Sales Price*	\$266,221	\$238,750	- 10.3%	\$239,500	\$246,500	+ 2.9%
Average Sales Price*	\$279,144	\$231,625	- 17.0%	\$253,379	\$249,357	- 1.6%
Percent of List Price Received*	102.5%	106.6%	+ 4.0%	101.7%	102.0%	+ 0.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

* 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.

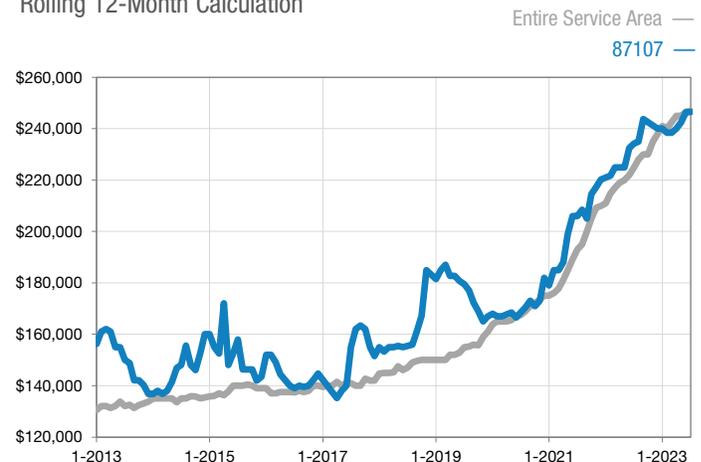
Median Sales Price - Single-Family Detached

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.