

Local Market Update for July 2023

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



87004

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	7	8	+ 14.3%	67	50	- 25.4%
Pending Sales	9	6	- 33.3%	56	44	- 21.4%
Closed Sales	13	7	- 46.2%	60	39	- 35.0%
Days on Market Until Sale	11	13	+ 18.2%	14	29	+ 107.1%
Median Sales Price*	\$400,000	\$390,000	- 2.5%	\$374,000	\$360,000	- 3.7%
Average Sales Price*	\$412,723	\$409,357	- 0.8%	\$379,399	\$388,726	+ 2.5%
Percent of List Price Received*	100.6%	99.3%	- 1.3%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

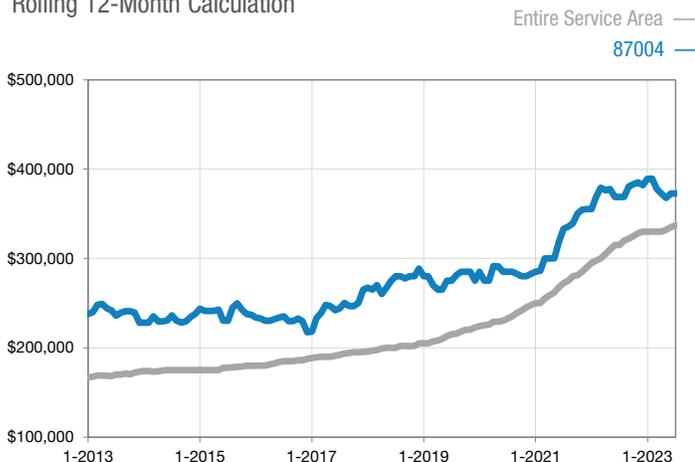
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	6	--	--	5	1	- 80.0%
Median Sales Price*	\$159,900	--	--	\$164,950	\$220,000	+ 33.4%
Average Sales Price*	\$159,900	--	--	\$164,950	\$220,000	+ 33.4%
Percent of List Price Received*	100.0%	--	--	100.0%	102.3%	+ 2.3%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

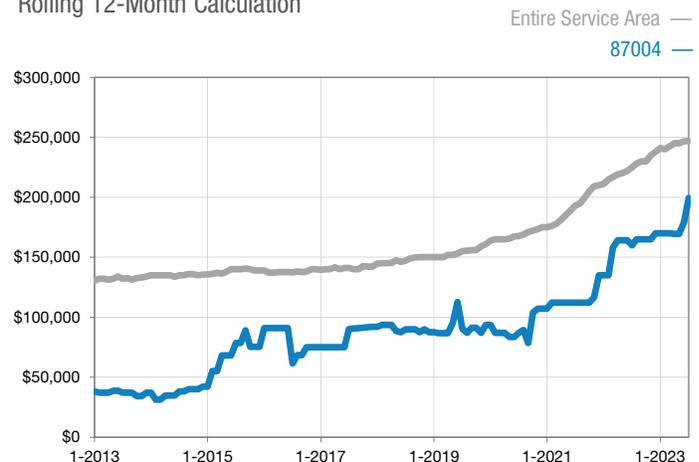
Median Sales Price - Single-Family Detached

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.