

# Local Market Update for July 2023

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



## Zuzax, Tijeras – 240

North of Tijeras, South of Frost Rd, East of Gutierrez Canyon, West of Hwy 217

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
<b>Key Metrics</b>						
New Listings	13	14	+ 7.7%	70	60	- 14.3%
Pending Sales	7	11	+ 57.1%	49	41	- 16.3%
Closed Sales	7	4	- 42.9%	45	32	- 28.9%
Days on Market Until Sale	9	13	+ 44.4%	16	22	+ 37.5%
Median Sales Price*	\$475,000	<b>\$462,000</b>	- 2.7%	\$440,000	<b>\$426,250</b>	- 3.1%
Average Sales Price*	\$484,286	<b>\$523,975</b>	+ 8.2%	\$466,988	<b>\$510,925</b>	+ 9.4%
Percent of List Price Received*	101.1%	<b>102.5%</b>	+ 1.4%	100.1%	<b>99.0%</b>	- 1.1%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

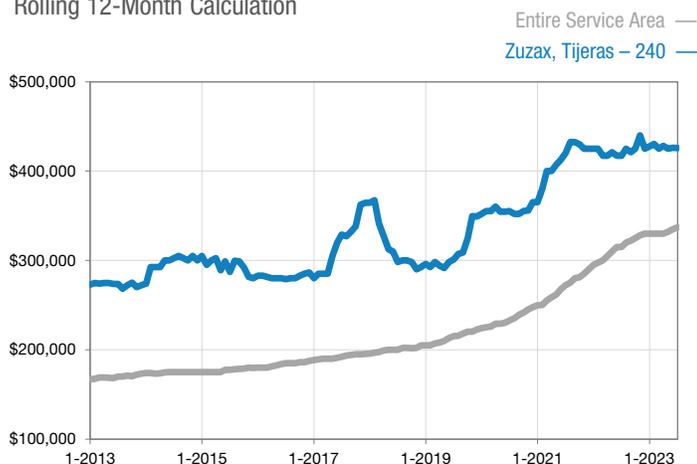
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

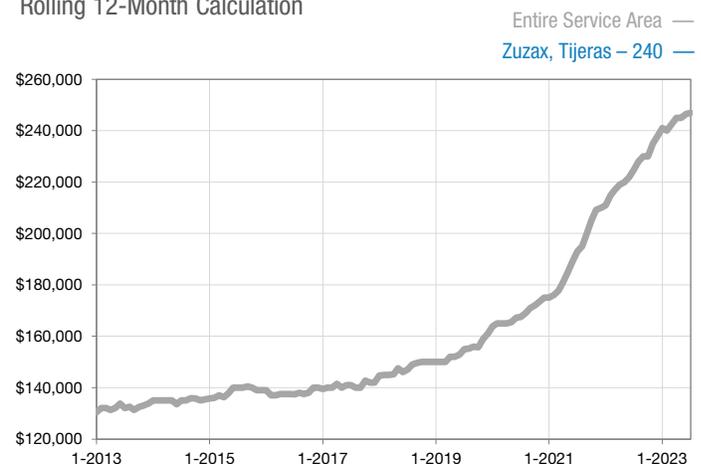
### Median Sales Price - Single-Family Detached

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.