

# Local Market Update for July 2023

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



## East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	4	6	+ 50.0%	42	35	- 16.7%
Pending Sales	2	7	+ 250.0%	29	29	0.0%
Closed Sales	5	5	0.0%	32	23	- 28.1%
Days on Market Until Sale	17	85	+ 400.0%	32	71	+ 121.9%
Median Sales Price*	\$449,000	<b>\$562,450</b>	+ 25.3%	\$446,350	<b>\$475,000</b>	+ 6.4%
Average Sales Price*	\$489,400	<b>\$610,490</b>	+ 24.7%	\$428,401	<b>\$453,020</b>	+ 5.7%
Percent of List Price Received*	100.0%	<b>97.1%</b>	- 2.9%	99.1%	<b>97.4%</b>	- 1.7%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	2.7	<b>3.9</b>	+ 44.4%	--	--	--

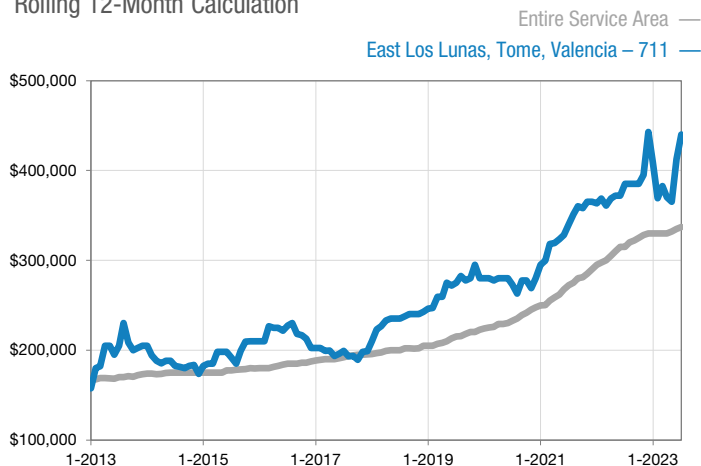
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

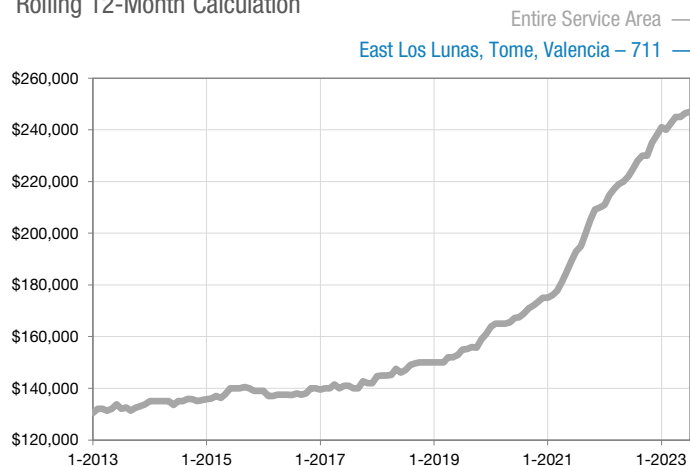
### Median Sales Price - Single-Family Detached

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.