

Local Market Update for September 2023

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



87121

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	76	69	- 9.2%	743	556	- 25.2%
Pending Sales	57	48	- 15.8%	628	494	- 21.3%
Closed Sales	63	61	- 3.2%	618	462	- 25.2%
Days on Market Until Sale	15	21	+ 40.0%	9	18	+ 100.0%
Median Sales Price*	\$255,000	\$280,000	+ 9.8%	\$253,500	\$269,000	+ 6.1%
Average Sales Price*	\$260,030	\$289,825	+ 11.5%	\$258,457	\$275,540	+ 6.6%
Percent of List Price Received*	100.3%	99.9%	- 0.4%	102.0%	100.4%	- 1.6%
Inventory of Homes for Sale	87	82	- 5.7%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

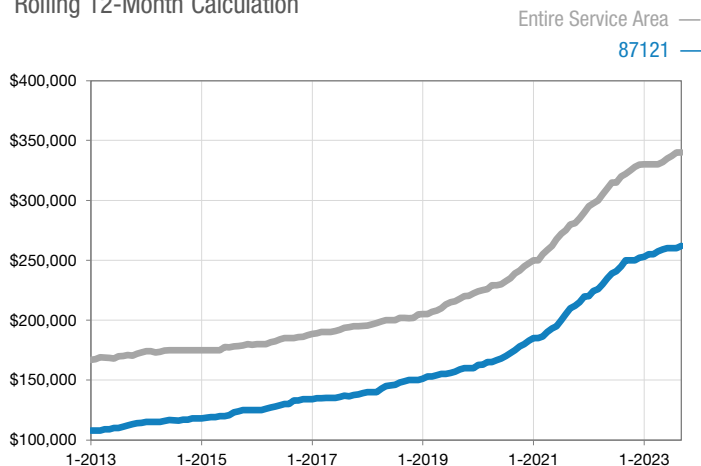
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	1	0	- 100.0%	17	5	- 70.6%
Pending Sales	1	0	- 100.0%	18	8	- 55.6%
Closed Sales	1	1	0.0%	17	8	- 52.9%
Days on Market Until Sale	2	8	+ 300.0%	5	21	+ 320.0%
Median Sales Price*	\$210,000	\$232,000	+ 10.5%	\$200,000	\$209,500	+ 4.8%
Average Sales Price*	\$210,000	\$232,000	+ 10.5%	\$199,059	\$215,750	+ 8.4%
Percent of List Price Received*	105.5%	100.0%	- 5.2%	103.8%	102.0%	- 1.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

* 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.

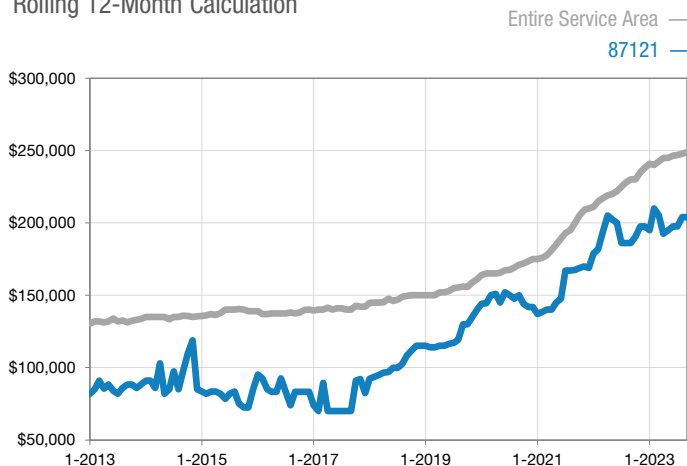
Median Sales Price - Single-Family Detached

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.