

# Local Market Update for September 2023

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	17	9	- 47.1%	174	125	- 28.2%
Pending Sales	11	11	0.0%	136	105	- 22.8%
Closed Sales	16	11	- 31.3%	134	103	- 23.1%
Days on Market Until Sale	18	22	+ 22.2%	13	32	+ 146.2%
Median Sales Price*	\$369,500	<b>\$312,000</b>	- 15.6%	\$305,750	<b>\$285,000</b>	- 6.8%
Average Sales Price*	\$368,395	<b>\$309,318</b>	- 16.0%	\$356,731	<b>\$350,782</b>	- 1.7%
Percent of List Price Received*	101.6%	<b>98.1%</b>	- 3.4%	102.2%	<b>98.8%</b>	- 3.3%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

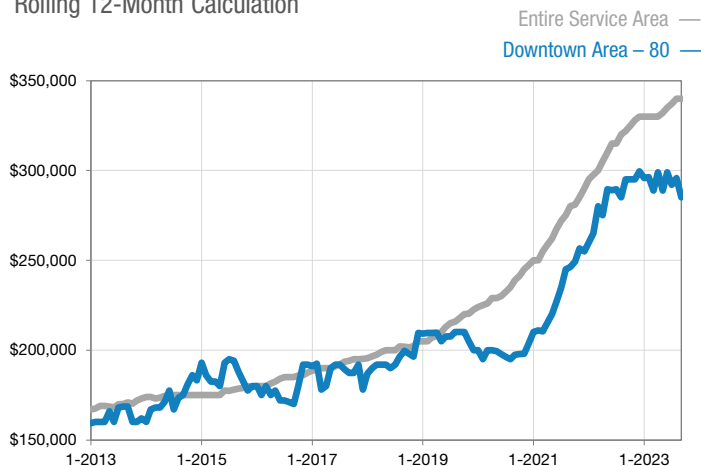
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	10	7	- 30.0%	75	83	+ 10.7%
Pending Sales	4	7	+ 75.0%	57	72	+ 26.3%
Closed Sales	4	10	+ 150.0%	61	69	+ 13.1%
Days on Market Until Sale	7	37	+ 428.6%	15	28	+ 86.7%
Median Sales Price*	\$203,500	<b>\$336,000</b>	+ 65.1%	\$260,000	<b>\$325,000</b>	+ 25.0%
Average Sales Price*	\$203,375	<b>\$346,922</b>	+ 70.6%	\$268,831	<b>\$312,503</b>	+ 16.2%
Percent of List Price Received*	99.8%	<b>98.2%</b>	- 1.6%	100.0%	<b>98.7%</b>	- 1.3%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.3%	--	--	--

\* 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.

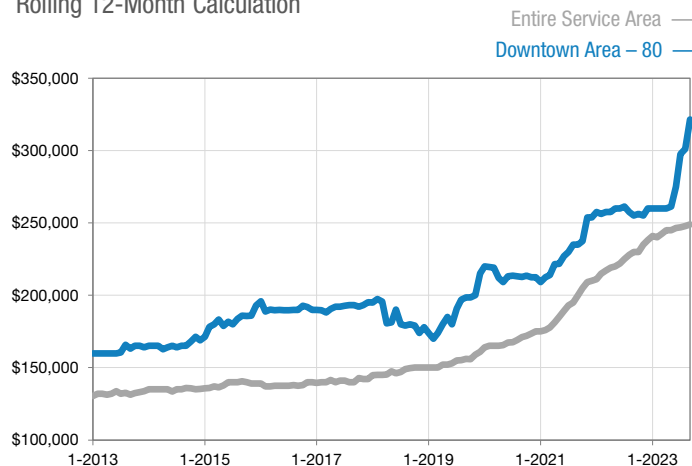
### Median Sales Price - Single-Family Detached

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.