

# Local Market Update for September 2023

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



## 87111

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	62	50	- 19.4%	577	493	- 14.6%
Pending Sales	48	41	- 14.6%	488	441	- 9.6%
Closed Sales	45	44	- 2.2%	486	426	- 12.3%
Days on Market Until Sale	13	17	+ 30.8%	11	17	+ 54.5%
Median Sales Price*	\$410,000	<b>\$404,000</b>	- 1.5%	\$422,000	<b>\$436,000</b>	+ 3.3%
Average Sales Price*	\$498,319	<b>\$487,830</b>	- 2.1%	\$504,532	<b>\$508,453</b>	+ 0.8%
Percent of List Price Received*	99.7%	<b>99.4%</b>	- 0.3%	102.1%	<b>100.0%</b>	- 2.1%
Inventory of Homes for Sale	63	60	- 4.8%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

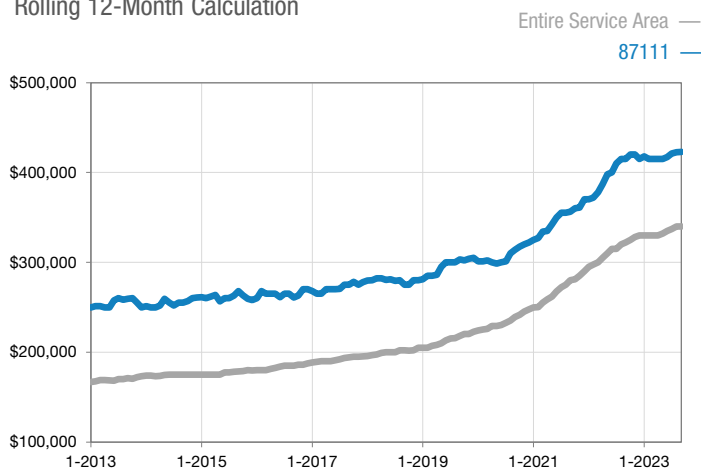
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	21	13	- 38.1%	144	119	- 17.4%
Pending Sales	11	15	+ 36.4%	119	113	- 5.0%
Closed Sales	16	7	- 56.3%	119	109	- 8.4%
Days on Market Until Sale	9	17	+ 88.9%	7	10	+ 42.9%
Median Sales Price*	\$336,000	<b>\$345,000</b>	+ 2.7%	\$305,000	<b>\$325,000</b>	+ 6.6%
Average Sales Price*	\$343,131	<b>\$325,714</b>	- 5.1%	\$306,401	<b>\$303,888</b>	- 0.8%
Percent of List Price Received*	100.4%	<b>98.4%</b>	- 2.0%	103.4%	<b>100.6%</b>	- 2.7%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

\* 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.

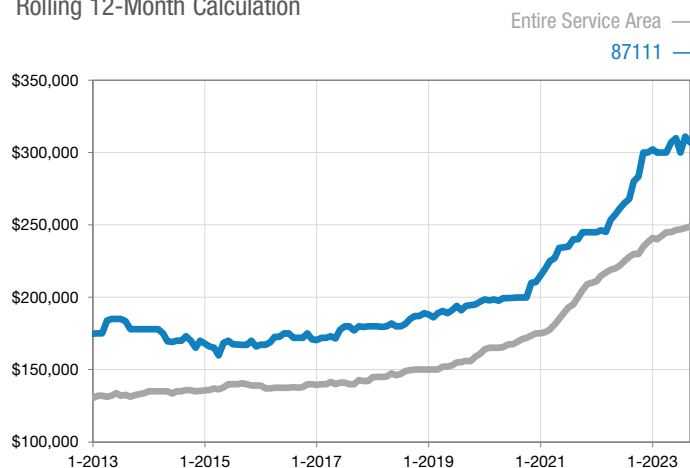
### Median Sales Price - Single-Family Detached

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.