

Local Market Update for September 2023

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



87104

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	8	11	+ 37.5%	100	64	- 36.0%
Pending Sales	9	10	+ 11.1%	84	46	- 45.2%
Closed Sales	8	7	- 12.5%	90	41	- 54.4%
Days on Market Until Sale	23	17	- 26.1%	20	29	+ 45.0%
Median Sales Price*	\$422,500	\$510,000	+ 20.7%	\$449,995	\$426,000	- 5.3%
Average Sales Price*	\$434,040	\$441,614	+ 1.7%	\$471,705	\$512,079	+ 8.6%
Percent of List Price Received*	103.2%	99.3%	- 3.8%	100.8%	98.9%	- 1.9%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--

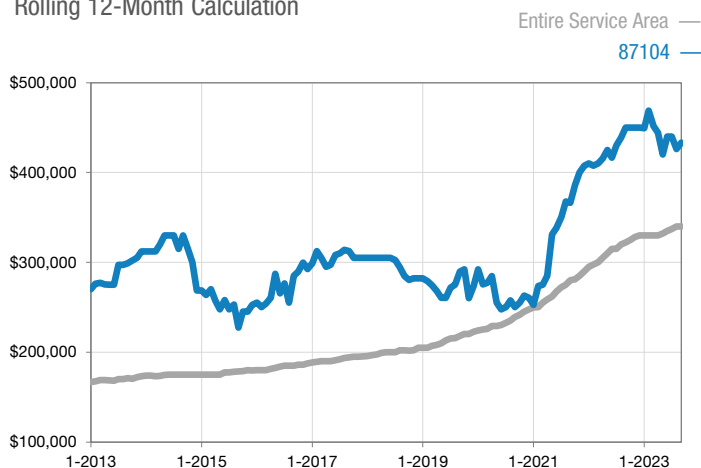
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	4	3	- 25.0%	24	25	+ 4.2%
Pending Sales	3	3	0.0%	24	23	- 4.2%
Closed Sales	0	3	--	23	22	- 4.3%
Days on Market Until Sale	--	7	--	13	14	+ 7.7%
Median Sales Price*	--	\$412,500	--	\$262,500	\$337,500	+ 28.6%
Average Sales Price*	--	\$405,833	--	\$315,134	\$384,297	+ 21.9%
Percent of List Price Received*	--	98.8%	--	101.6%	99.5%	- 2.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

* 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.

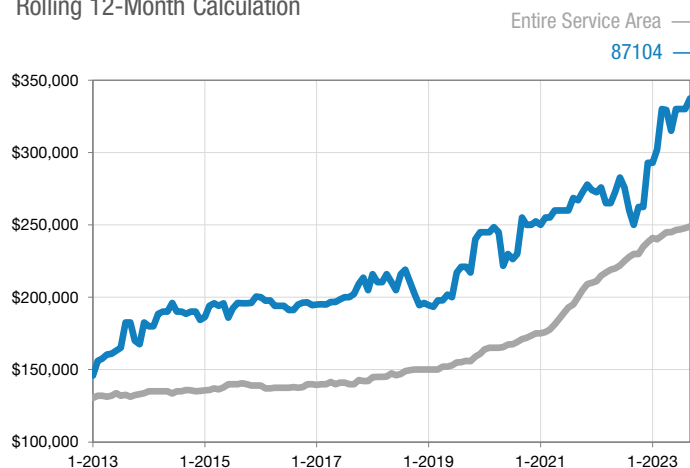
Median Sales Price - Single-Family Detached

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.