

Local Market Update for September 2023

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



87107

| Single-Family Detached | September | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 9-2022 | Thru 9-2023 | Percent Change |
| New Listings | 19 | 17 | - 10.5% | 282 | 200 | - 29.1% |
| Pending Sales | 15 | 13 | - 13.3% | 207 | 159 | - 23.2% |
| Closed Sales | 23 | 21 | - 8.7% | 202 | 151 | - 25.2% |
| Days on Market Until Sale | 19 | 60 | + 215.8% | 25 | 52 | + 108.0% |
| Median Sales Price* | \$400,000 | \$495,000 | + 23.8% | \$337,685 | \$385,000 | + 14.0% |
| Average Sales Price* | \$444,401 | \$671,166 | + 51.0% | \$435,260 | \$525,685 | + 20.8% |
| Percent of List Price Received* | 100.0% | 98.0% | - 2.0% | 100.7% | 98.4% | - 2.3% |
| Inventory of Homes for Sale | 69 | 49 | - 29.0% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 3.0 | 0.0% | -- | -- | -- |

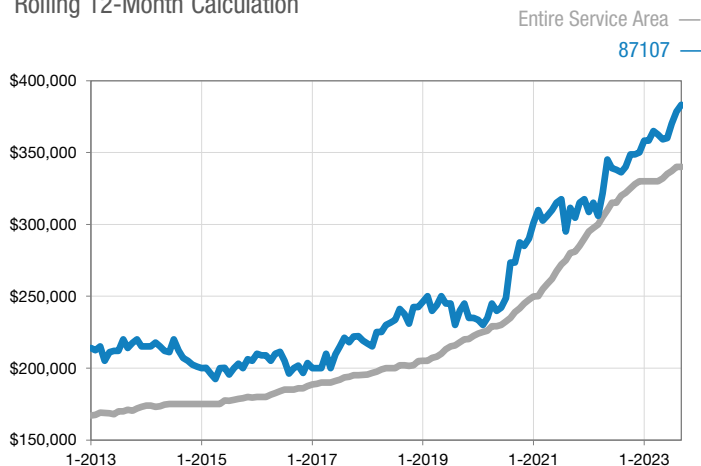
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | September | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 9-2022 | Thru 9-2023 | Percent Change |
| New Listings | 5 | 6 | + 20.0% | 50 | 35 | - 30.0% |
| Pending Sales | 5 | 4 | - 20.0% | 47 | 32 | - 31.9% |
| Closed Sales | 6 | 2 | - 66.7% | 48 | 29 | - 39.6% |
| Days on Market Until Sale | 4 | 19 | + 375.0% | 10 | 24 | + 140.0% |
| Median Sales Price* | \$258,250 | \$255,000 | - 1.3% | \$243,771 | \$238,000 | - 2.4% |
| Average Sales Price* | \$291,833 | \$255,000 | - 12.6% | \$256,438 | \$244,362 | - 4.7% |
| Percent of List Price Received* | 101.0% | 97.0% | - 4.0% | 101.4% | 101.8% | + 0.4% |
| Inventory of Homes for Sale | 4 | 5 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.5 | + 87.5% | -- | -- | -- |

* 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.

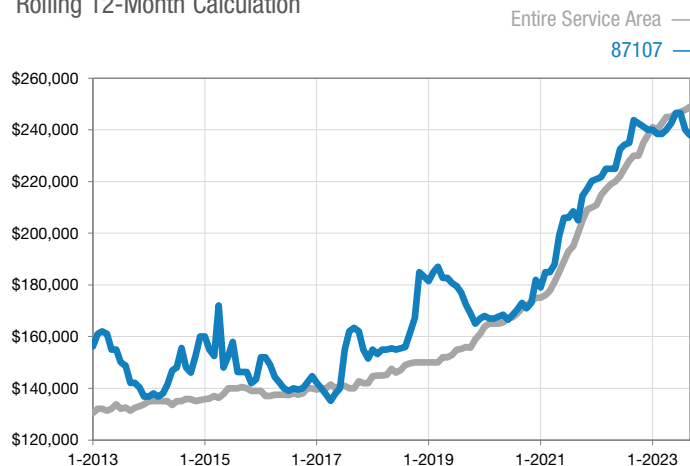
Median Sales Price - Single-Family Detached

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.