

Local Market Update for September 2023

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



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Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	18	23	+ 27.8%	221	191	- 13.6%
Pending Sales	14	15	+ 7.1%	162	161	- 0.6%
Closed Sales	18	14	- 22.2%	168	147	- 12.5%
Days on Market Until Sale	24	26	+ 8.3%	11	26	+ 136.4%
Median Sales Price*	\$380,000	\$374,500	- 1.4%	\$358,500	\$395,000	+ 10.2%
Average Sales Price*	\$398,413	\$378,719	- 4.9%	\$379,756	\$406,325	+ 7.0%
Percent of List Price Received*	100.5%	99.0%	- 1.5%	102.2%	99.0%	- 3.1%
Inventory of Homes for Sale	38	29	- 23.7%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

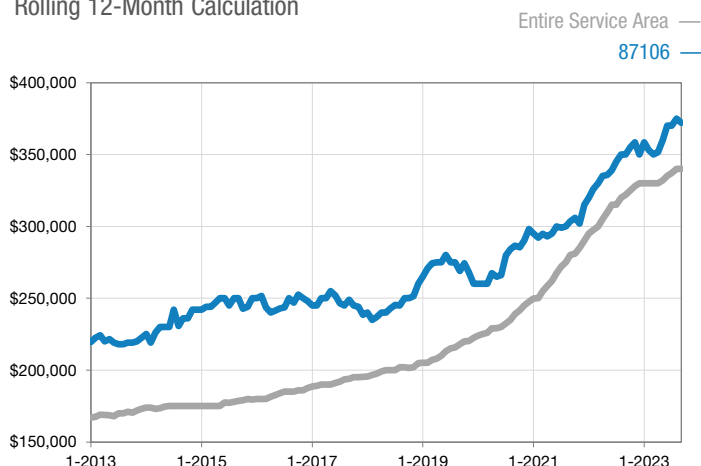
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	1	2	+ 100.0%	39	32	- 17.9%
Pending Sales	3	2	- 33.3%	32	29	- 9.4%
Closed Sales	1	3	+ 200.0%	34	26	- 23.5%
Days on Market Until Sale	34	30	- 11.8%	13	27	+ 107.7%
Median Sales Price*	\$260,000	\$101,900	- 60.8%	\$232,700	\$205,000	- 11.9%
Average Sales Price*	\$260,000	\$154,633	- 40.5%	\$232,790	\$204,742	- 12.0%
Percent of List Price Received*	100.0%	97.7%	- 2.3%	98.4%	99.5%	+ 1.1%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--

* 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.

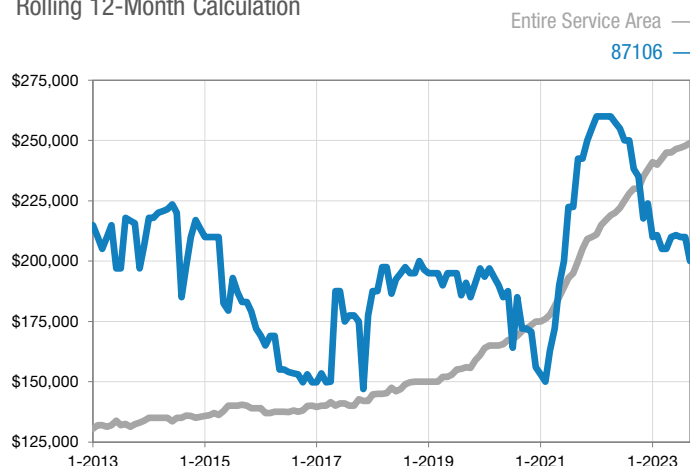
Median Sales Price - Single-Family Detached

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.