

Local Market Update for September 2023

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	16	12	- 25.0%	195	128	- 34.4%
Pending Sales	10	9	- 10.0%	167	98	- 41.3%
Closed Sales	25	7	- 72.0%	171	95	- 44.4%
Days on Market Until Sale	17	10	- 41.2%	16	21	+ 31.3%
Median Sales Price*	\$249,900	\$238,000	- 4.8%	\$220,000	\$240,000	+ 9.1%
Average Sales Price*	\$252,332	\$278,000	+ 10.2%	\$232,007	\$263,178	+ 13.4%
Percent of List Price Received*	99.8%	102.9%	+ 3.1%	100.5%	98.8%	- 1.7%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

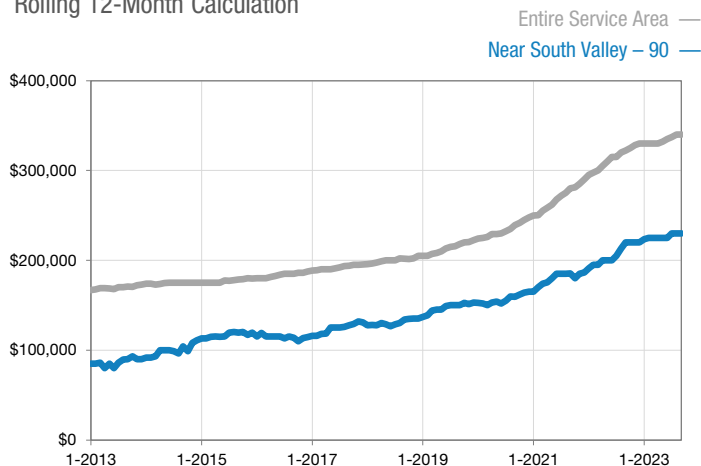
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	3	2	- 33.3%	22	5	- 77.3%
Pending Sales	1	2	+ 100.0%	9	6	- 33.3%
Closed Sales	1	0	- 100.0%	9	4	- 55.6%
Days on Market Until Sale	26	--	--	10	39	+ 290.0%
Median Sales Price*	\$157,500	--	--	\$157,500	\$132,975	- 15.6%
Average Sales Price*	\$157,500	--	--	\$145,767	\$137,738	- 5.5%
Percent of List Price Received*	92.7%	--	--	98.9%	93.9%	- 5.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--

* 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.

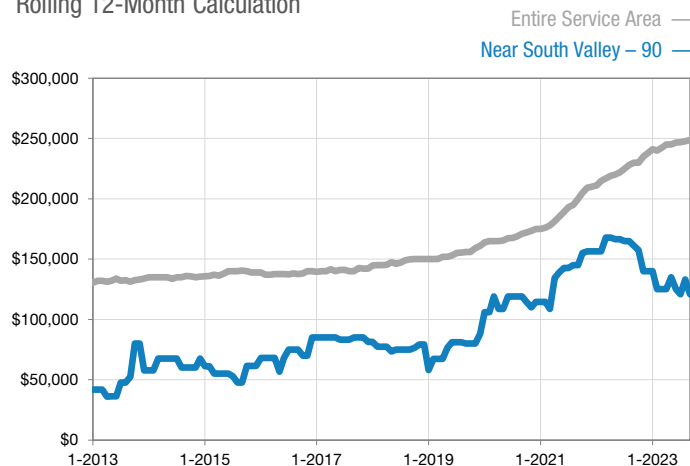
Median Sales Price - Single-Family Detached

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.