

Local Market Update for September 2023

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



87105

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	50	24	- 52.0%	407	247	- 39.3%
Pending Sales	30	17	- 43.3%	311	210	- 32.5%
Closed Sales	41	17	- 58.5%	310	215	- 30.6%
Days on Market Until Sale	16	23	+ 43.8%	17	27	+ 58.8%
Median Sales Price*	\$250,000	\$250,000	0.0%	\$238,750	\$285,000	+ 19.4%
Average Sales Price*	\$280,359	\$296,088	+ 5.6%	\$264,494	\$306,597	+ 15.9%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	100.5%	98.8%	- 1.7%
Inventory of Homes for Sale	72	33	- 54.2%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

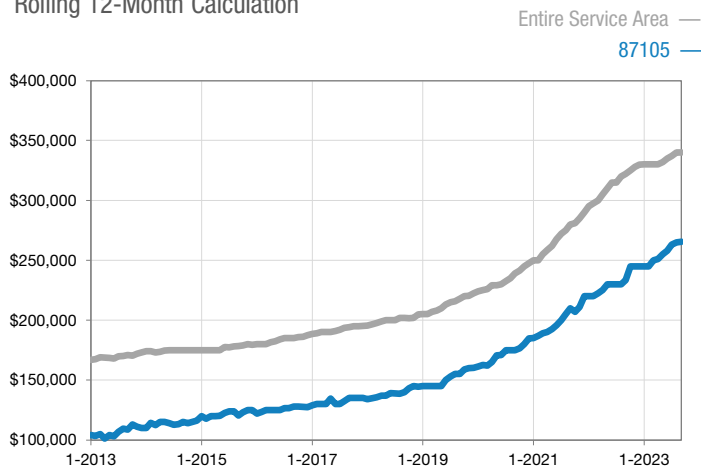
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	3	5	+ 66.7%	33	15	- 54.5%
Pending Sales	2	2	0.0%	19	12	- 36.8%
Closed Sales	1	0	- 100.0%	19	10	- 47.4%
Days on Market Until Sale	26	--	--	8	20	+ 150.0%
Median Sales Price*	\$157,500	--	--	\$185,000	\$181,500	- 1.9%
Average Sales Price*	\$157,500	--	--	\$187,047	\$192,195	+ 2.8%
Percent of List Price Received*	92.7%	--	--	100.4%	98.7%	- 1.7%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

* 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.

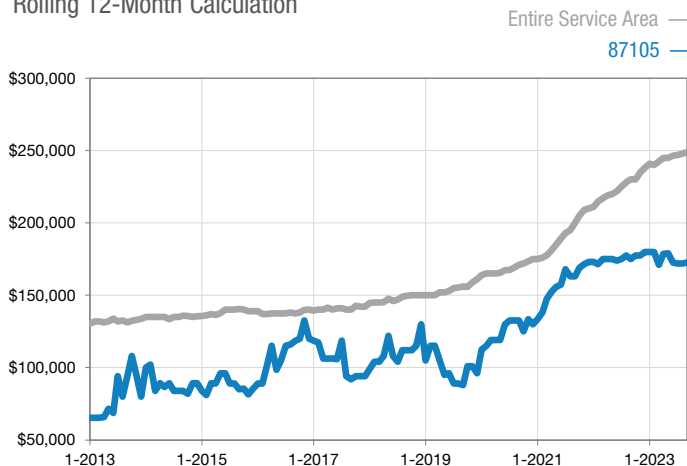
Median Sales Price - Single-Family Detached

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.