

Local Market Update for September 2023

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	13	22	+ 69.2%	186	175	- 5.9%
Pending Sales	15	12	- 20.0%	148	139	- 6.1%
Closed Sales	9	11	+ 22.2%	146	131	- 10.3%
Days on Market Until Sale	22	46	+ 109.1%	12	18	+ 50.0%
Median Sales Price*	\$370,000	\$399,750	+ 8.0%	\$374,000	\$405,000	+ 8.3%
Average Sales Price*	\$376,433	\$410,250	+ 9.0%	\$414,327	\$435,635	+ 5.1%
Percent of List Price Received*	101.2%	97.5%	- 3.7%	102.2%	99.5%	- 2.6%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

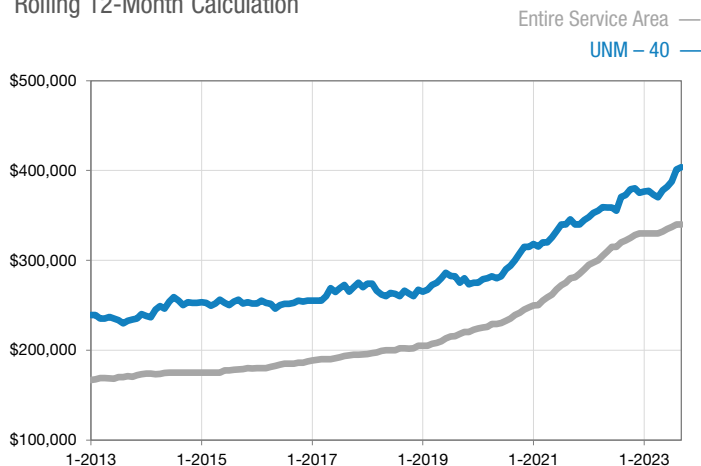
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	1	3	+ 200.0%	14	17	+ 21.4%
Pending Sales	1	1	0.0%	8	9	+ 12.5%
Closed Sales	0	1	--	8	9	+ 12.5%
Days on Market Until Sale	--	3	--	15	4	- 73.3%
Median Sales Price*	--	\$280,000	--	\$235,750	\$330,000	+ 40.0%
Average Sales Price*	--	\$280,000	--	\$297,494	\$302,656	+ 1.7%
Percent of List Price Received*	--	96.6%	--	97.1%	102.3%	+ 5.4%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.9	3.6	+ 300.0%	--	--	--

* 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.

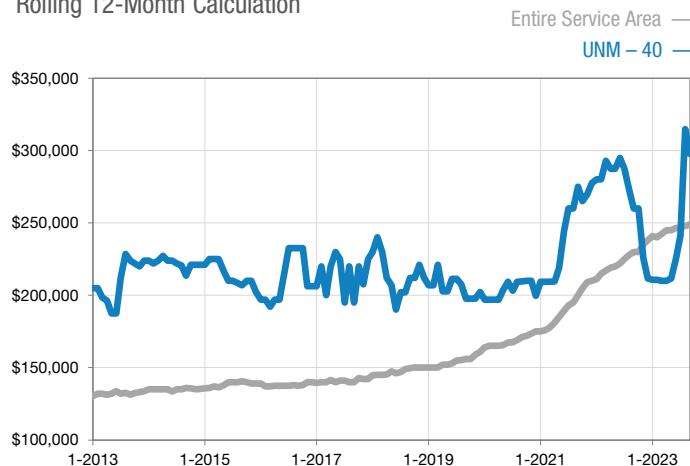
Median Sales Price - Single-Family Detached

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.