

# Local Market Update for September 2023

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



## Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	56	50	- 10.7%	721	546	- 24.3%
Pending Sales	47	45	- 4.3%	590	447	- 24.2%
Closed Sales	61	49	- 19.7%	592	437	- 26.2%
Days on Market Until Sale	23	41	+ 78.3%	17	33	+ 94.1%
Median Sales Price*	\$359,900	\$475,000	+ 32.0%	\$389,950	\$410,000	+ 5.1%
Average Sales Price*	\$403,053	\$489,666	+ 21.5%	\$430,606	\$446,390	+ 3.7%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	101.2%	99.8%	- 1.4%
Inventory of Homes for Sale	104	83	- 20.2%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

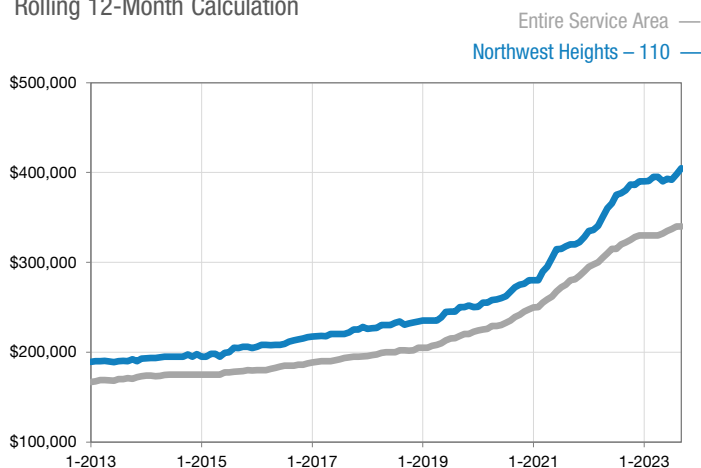
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	5	4	- 20.0%	43	28	- 34.9%
Pending Sales	3	3	0.0%	39	26	- 33.3%
Closed Sales	5	2	- 60.0%	40	23	- 42.5%
Days on Market Until Sale	15	35	+ 133.3%	9	28	+ 211.1%
Median Sales Price*	\$250,000	\$343,500	+ 37.4%	\$275,500	\$380,000	+ 37.9%
Average Sales Price*	\$283,900	\$343,500	+ 21.0%	\$305,298	\$357,354	+ 17.1%
Percent of List Price Received*	100.6%	104.9%	+ 4.3%	102.1%	99.4%	- 2.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.7	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.

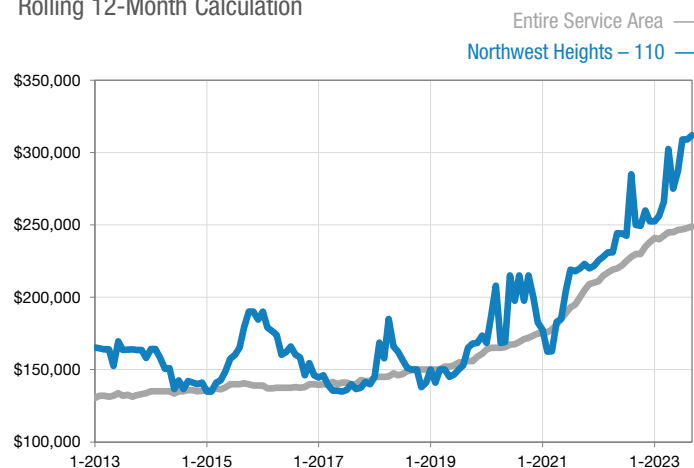
### Median Sales Price - Single-Family Detached

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.