

Local Market Update for September 2023

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	40	43	+ 7.5%	389	357	- 8.2%
Pending Sales	32	34	+ 6.3%	338	318	- 5.9%
Closed Sales	39	29	- 25.6%	345	299	- 13.3%
Days on Market Until Sale	11	20	+ 81.8%	10	16	+ 60.0%
Median Sales Price*	\$420,000	\$470,000	+ 11.9%	\$420,000	\$455,000	+ 8.3%
Average Sales Price*	\$461,408	\$509,790	+ 10.5%	\$471,093	\$512,237	+ 8.7%
Percent of List Price Received*	99.9%	99.4%	- 0.5%	102.1%	100.3%	- 1.8%
Inventory of Homes for Sale	39	45	+ 15.4%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

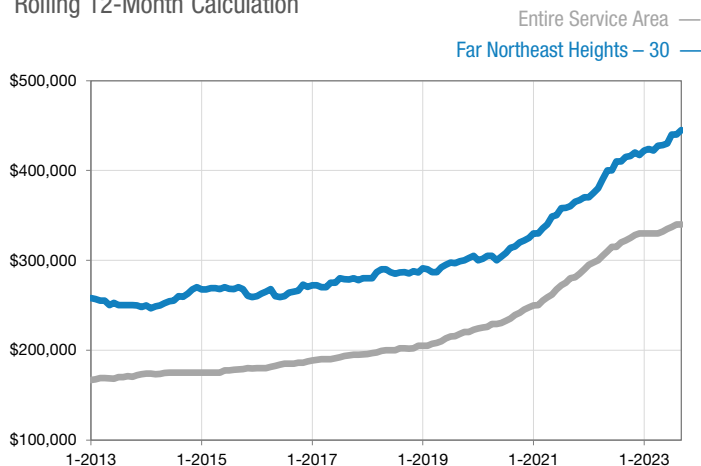
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	17	9	- 47.1%	106	80	- 24.5%
Pending Sales	7	7	0.0%	84	76	- 9.5%
Closed Sales	9	3	- 66.7%	85	77	- 9.4%
Days on Market Until Sale	5	3	- 40.0%	6	9	+ 50.0%
Median Sales Price*	\$335,000	\$328,000	- 2.1%	\$302,000	\$315,000	+ 4.3%
Average Sales Price*	\$353,067	\$310,000	- 12.2%	\$306,328	\$315,672	+ 3.1%
Percent of List Price Received*	100.8%	99.3%	- 1.5%	102.7%	100.7%	- 1.9%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

* 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.

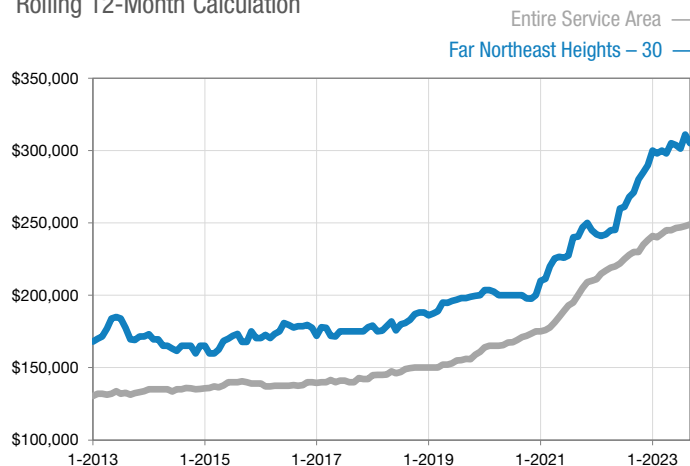
Median Sales Price - Single-Family Detached

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.