

Local Market Update for September 2023

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	19	7	- 63.2%	123	72	- 41.5%
Pending Sales	9	2	- 77.8%	73	61	- 16.4%
Closed Sales	8	6	- 25.0%	70	60	- 14.3%
Days on Market Until Sale	19	34	+ 78.9%	21	36	+ 71.4%
Median Sales Price*	\$330,000	\$299,500	- 9.2%	\$282,500	\$303,500	+ 7.4%
Average Sales Price*	\$368,000	\$375,667	+ 2.1%	\$348,717	\$366,013	+ 5.0%
Percent of List Price Received*	97.1%	97.5%	+ 0.4%	99.4%	98.2%	- 1.2%
Inventory of Homes for Sale	35	12	- 65.7%	--	--	--
Months Supply of Inventory	4.4	1.8	- 59.1%	--	--	--

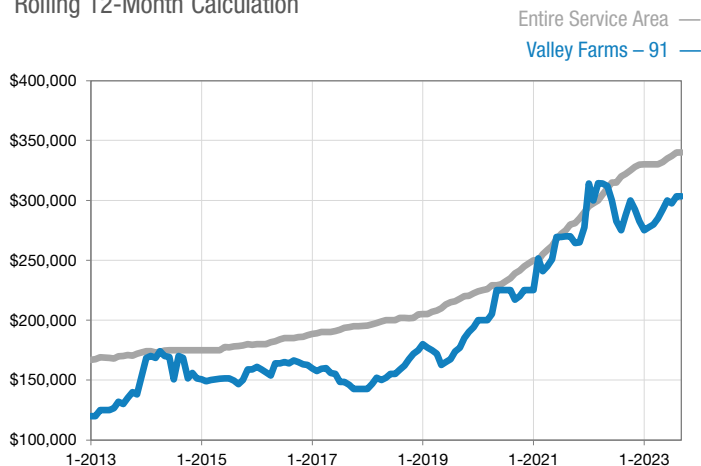
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

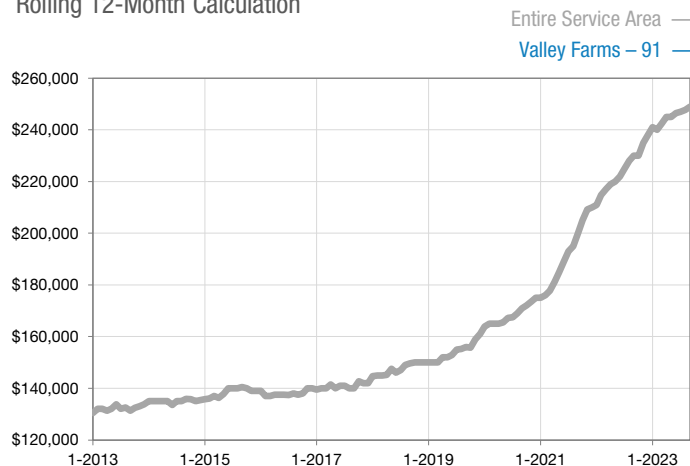
Median Sales Price - Single-Family Detached

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.