

Local Market Update for September 2023

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



87112

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	53	40	- 24.5%	509	392	- 23.0%
Pending Sales	29	41	+ 41.4%	431	367	- 14.8%
Closed Sales	40	42	+ 5.0%	436	351	- 19.5%
Days on Market Until Sale	13	11	- 15.4%	9	17	+ 88.9%
Median Sales Price*	\$291,000	\$294,500	+ 1.2%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$297,093	\$307,512	+ 3.5%	\$309,073	\$326,202	+ 5.5%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	102.1%	100.0%	- 2.1%
Inventory of Homes for Sale	60	34	- 43.3%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

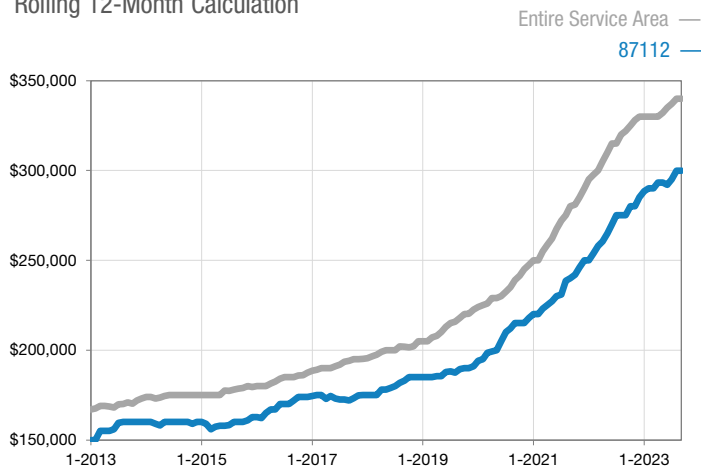
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	3	4	+ 33.3%	52	48	- 7.7%
Pending Sales	3	5	+ 66.7%	46	40	- 13.0%
Closed Sales	3	3	0.0%	46	43	- 6.5%
Days on Market Until Sale	4	11	+ 175.0%	6	18	+ 200.0%
Median Sales Price*	\$261,000	\$265,000	+ 1.5%	\$255,000	\$247,000	- 3.1%
Average Sales Price*	\$250,333	\$231,167	- 7.7%	\$252,932	\$236,463	- 6.5%
Percent of List Price Received*	97.7%	100.8%	+ 3.2%	102.4%	100.8%	- 1.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

* 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.

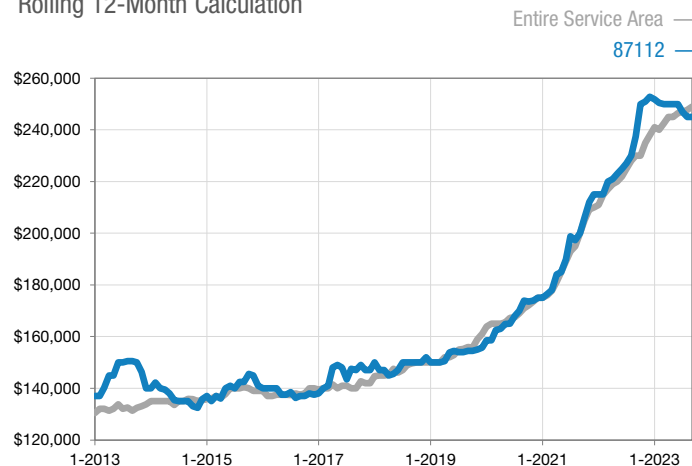
Median Sales Price - Single-Family Detached

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.