

Local Market Update for September 2023

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	16	14	- 12.5%	145	124	- 14.5%
Pending Sales	13	8	- 38.5%	126	109	- 13.5%
Closed Sales	12	14	+ 16.7%	122	114	- 6.6%
Days on Market Until Sale	12	9	- 25.0%	10	22	+ 120.0%
Median Sales Price*	\$377,750	\$472,500	+ 25.1%	\$428,814	\$451,438	+ 5.3%
Average Sales Price*	\$386,396	\$498,971	+ 29.1%	\$443,998	\$468,129	+ 5.4%
Percent of List Price Received*	98.4%	101.4%	+ 3.0%	102.0%	100.0%	- 2.0%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

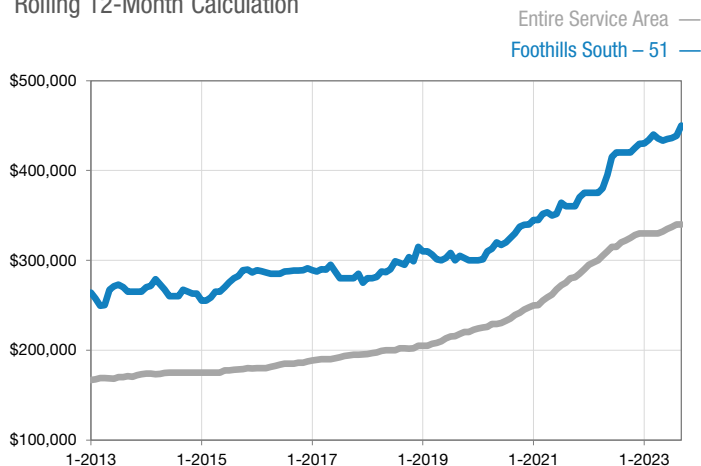
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	3	2	- 33.3%	43	28	- 34.9%
Pending Sales	2	3	+ 50.0%	39	26	- 33.3%
Closed Sales	3	3	0.0%	40	30	- 25.0%
Days on Market Until Sale	3	3	0.0%	4	16	+ 300.0%
Median Sales Price*	\$270,000	\$292,000	+ 8.1%	\$270,000	\$259,000	- 4.1%
Average Sales Price*	\$273,300	\$292,333	+ 7.0%	\$290,103	\$268,485	- 7.5%
Percent of List Price Received*	100.2%	100.9%	+ 0.7%	104.0%	100.9%	- 3.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

* 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.

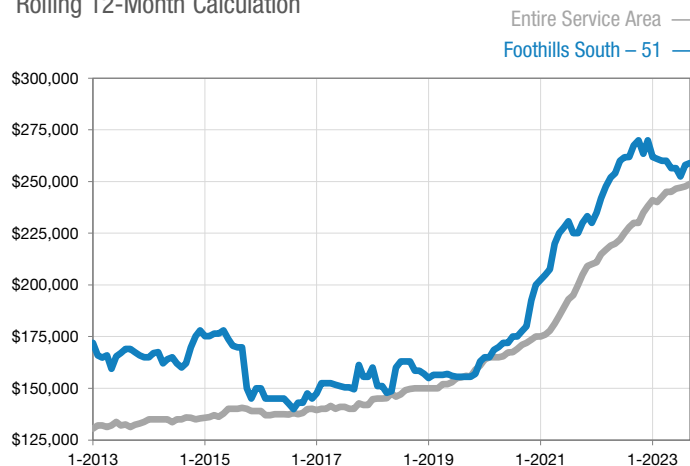
Median Sales Price - Single-Family Detached

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.