

# Local Market Update for September 2023

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



## 87109

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	20	30	+ 50.0%	256	225	- 12.1%
Pending Sales	15	26	+ 73.3%	218	210	- 3.7%
Closed Sales	28	27	- 3.6%	233	192	- 17.6%
Days on Market Until Sale	12	23	+ 91.7%	8	17	+ 112.5%
Median Sales Price*	\$401,875	<b>\$410,000</b>	+ 2.0%	\$365,000	<b>\$395,650</b>	+ 8.4%
Average Sales Price*	\$410,034	<b>\$436,396</b>	+ 6.4%	\$381,047	<b>\$418,346</b>	+ 9.8%
Percent of List Price Received*	98.8%	<b>98.9%</b>	+ 0.1%	101.9%	<b>100.1%</b>	- 1.8%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

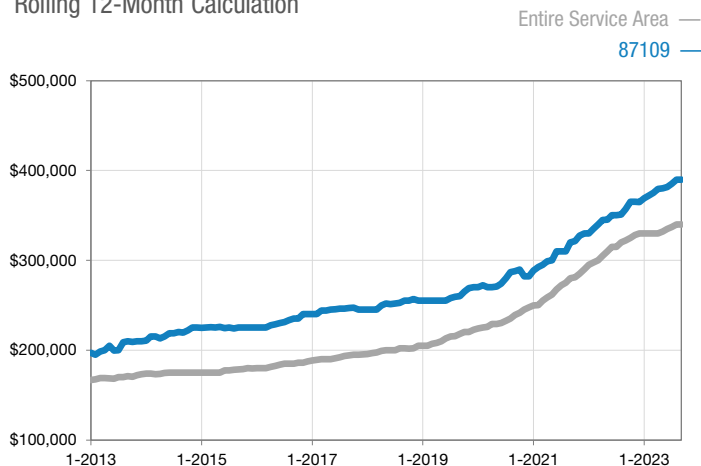
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	16	8	- 50.0%	125	106	- 15.2%
Pending Sales	15	9	- 40.0%	116	94	- 19.0%
Closed Sales	12	12	0.0%	111	89	- 19.8%
Days on Market Until Sale	6	11	+ 83.3%	15	15	0.0%
Median Sales Price*	\$212,450	<b>\$257,500</b>	+ 21.2%	\$220,000	<b>\$265,000</b>	+ 20.5%
Average Sales Price*	\$213,983	<b>\$226,950</b>	+ 6.1%	\$222,046	<b>\$241,955</b>	+ 9.0%
Percent of List Price Received*	102.0%	<b>99.5%</b>	- 2.5%	101.3%	<b>100.6%</b>	- 0.7%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

\* 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.

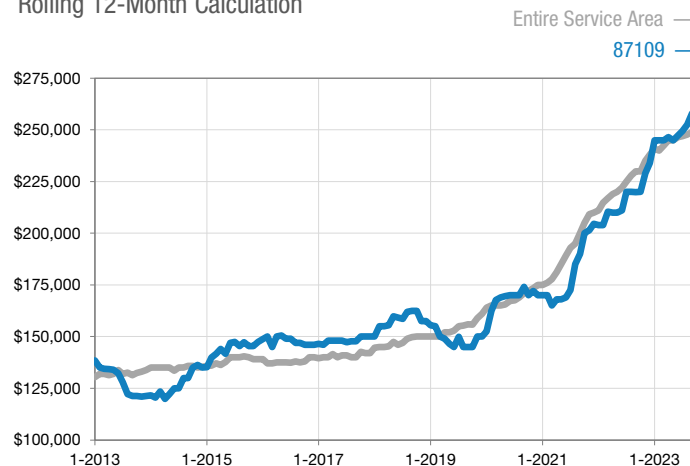
### Median Sales Price - Single-Family Detached

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.