

Local Market Update for September 2023

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



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Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	44	31	- 29.5%	464	351	- 24.4%
Pending Sales	39	39	0.0%	394	322	- 18.3%
Closed Sales	32	34	+ 6.3%	398	307	- 22.9%
Days on Market Until Sale	13	23	+ 76.9%	12	17	+ 41.7%
Median Sales Price*	\$277,500	\$352,500	+ 27.0%	\$285,000	\$308,000	+ 8.1%
Average Sales Price*	\$285,677	\$363,135	+ 27.1%	\$307,941	\$327,090	+ 6.2%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	101.5%	99.8%	- 1.7%
Inventory of Homes for Sale	50	29	- 42.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

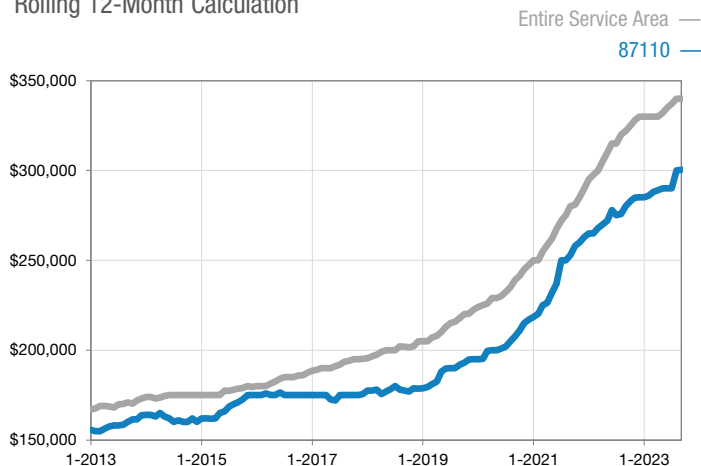
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	4	7	+ 75.0%	52	41	- 21.2%
Pending Sales	5	7	+ 40.0%	53	38	- 28.3%
Closed Sales	10	6	- 40.0%	50	33	- 34.0%
Days on Market Until Sale	4	4	0.0%	11	8	- 27.3%
Median Sales Price*	\$150,000	\$130,000	- 13.3%	\$145,500	\$158,000	+ 8.6%
Average Sales Price*	\$170,980	\$134,133	- 21.6%	\$176,742	\$172,794	- 2.2%
Percent of List Price Received*	101.6%	100.5%	- 1.1%	102.8%	98.9%	- 3.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--

* 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.

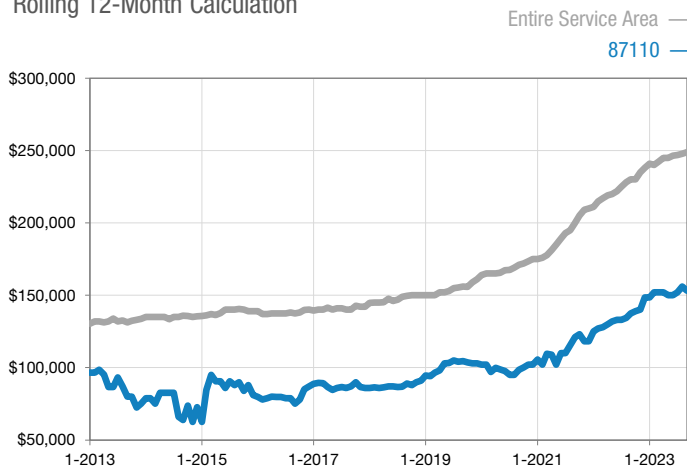
Median Sales Price - Single-Family Detached

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.