

Local Market Update for September 2023

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



87031

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	69	60	- 13.0%	552	599	+ 8.5%
Pending Sales	34	41	+ 20.6%	406	513	+ 26.4%
Closed Sales	44	52	+ 18.2%	420	483	+ 15.0%
Days on Market Until Sale	33	60	+ 81.8%	24	54	+ 125.0%
Median Sales Price*	\$315,500	\$308,900	- 2.1%	\$294,500	\$300,000	+ 1.9%
Average Sales Price*	\$321,996	\$319,349	- 0.8%	\$315,366	\$318,302	+ 0.9%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	155	122	- 21.3%	--	--	--
Months Supply of Inventory	3.6	2.4	- 33.3%	--	--	--

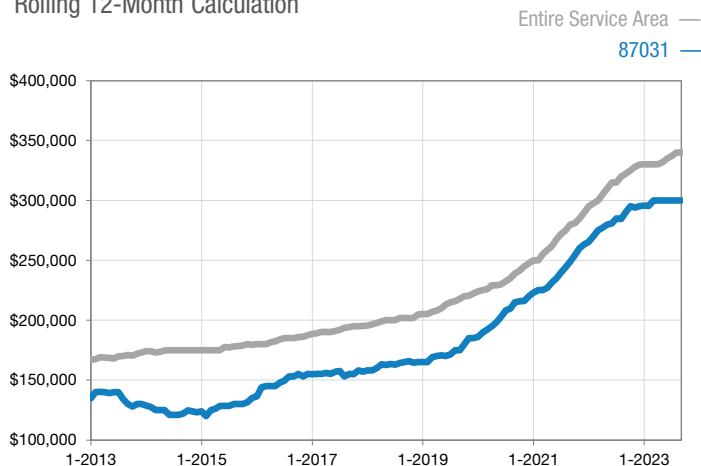
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	2	2	0.0%	15	18	+ 20.0%
Pending Sales	0	1	--	12	11	- 8.3%
Closed Sales	2	2	0.0%	13	10	- 23.1%
Days on Market Until Sale	4	9	+ 125.0%	6	3	- 50.0%
Median Sales Price*	\$219,500	\$213,000	- 3.0%	\$205,900	\$233,000	+ 13.2%
Average Sales Price*	\$219,500	\$213,000	- 3.0%	\$205,777	\$234,900	+ 14.2%
Percent of List Price Received*	99.9%	105.0%	+ 5.1%	105.5%	103.3%	- 2.1%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

* 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.

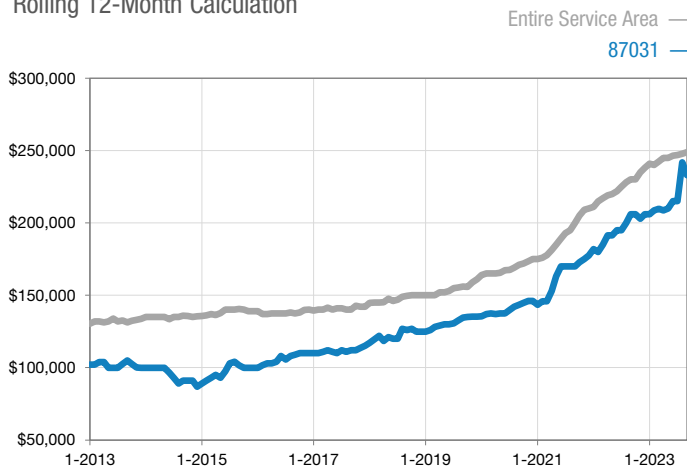
Median Sales Price - Single-Family Detached

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.