

Local Market Update for September 2023

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



87120

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	74	64	- 13.5%	902	687	- 23.8%
Pending Sales	67	56	- 16.4%	770	574	- 25.5%
Closed Sales	71	62	- 12.7%	779	564	- 27.6%
Days on Market Until Sale	22	36	+ 63.6%	14	26	+ 85.7%
Median Sales Price*	\$320,000	\$400,000	+ 25.0%	\$346,500	\$365,000	+ 5.3%
Average Sales Price*	\$372,925	\$446,597	+ 19.8%	\$393,661	\$413,535	+ 5.0%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	101.9%	99.9%	- 2.0%
Inventory of Homes for Sale	104	90	- 13.5%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

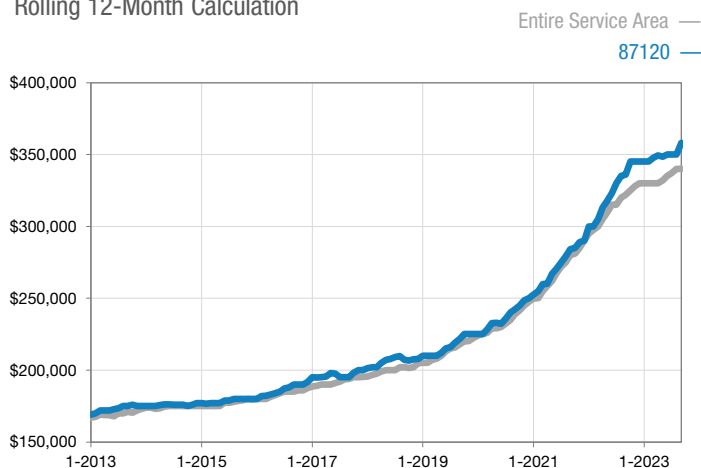
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	18	10	- 44.4%	126	88	- 30.2%
Pending Sales	10	7	- 30.0%	113	89	- 21.2%
Closed Sales	17	8	- 52.9%	119	92	- 22.7%
Days on Market Until Sale	8	11	+ 37.5%	7	17	+ 142.9%
Median Sales Price*	\$229,000	\$252,500	+ 10.3%	\$229,000	\$245,000	+ 7.0%
Average Sales Price*	\$239,576	\$254,875	+ 6.4%	\$252,326	\$272,490	+ 8.0%
Percent of List Price Received*	100.7%	103.7%	+ 3.0%	103.0%	100.5%	- 2.4%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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.

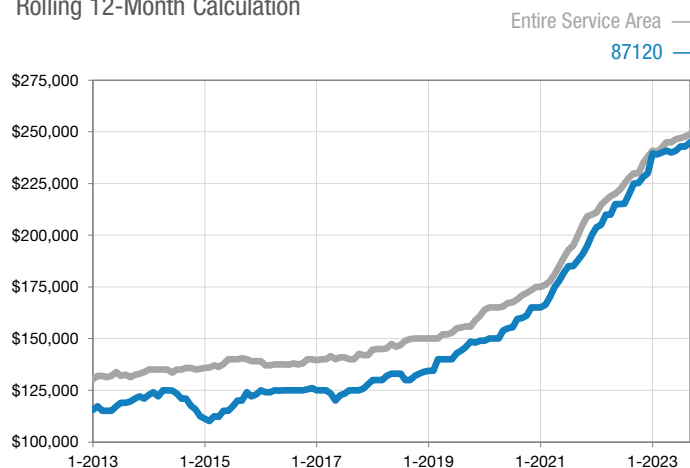
Median Sales Price - Single-Family Detached

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.