

Local Market Update for September 2023

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



87108

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	28	24	- 14.3%	256	233	- 9.0%
Pending Sales	15	26	+ 73.3%	203	192	- 5.4%
Closed Sales	22	24	+ 9.1%	209	179	- 14.4%
Days on Market Until Sale	20	32	+ 60.0%	15	23	+ 53.3%
Median Sales Price*	\$262,500	\$265,000	+ 1.0%	\$267,000	\$267,000	0.0%
Average Sales Price*	\$352,759	\$298,172	- 15.5%	\$314,668	\$302,401	- 3.9%
Percent of List Price Received*	99.2%	99.2%	0.0%	102.1%	100.0%	- 2.1%
Inventory of Homes for Sale	40	28	- 30.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

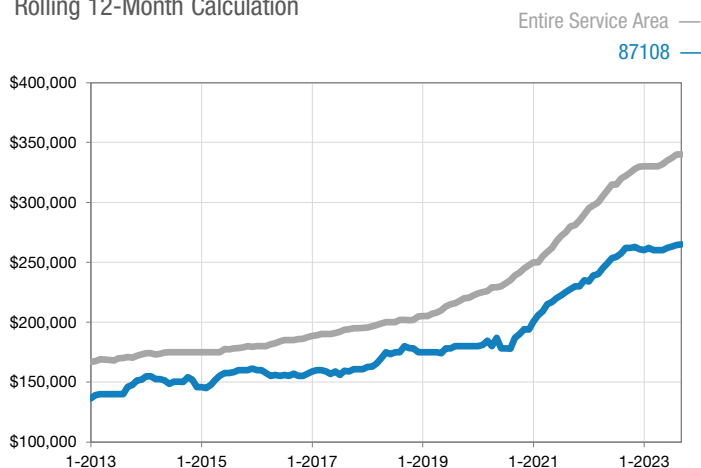
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	1	6	+ 500.0%	24	42	+ 75.0%
Pending Sales	0	2	--	19	27	+ 42.1%
Closed Sales	0	5	--	19	27	+ 42.1%
Days on Market Until Sale	--	11	--	19	18	- 5.3%
Median Sales Price*	--	\$180,000	--	\$162,000	\$197,000	+ 21.6%
Average Sales Price*	--	\$269,000	--	\$173,837	\$224,959	+ 29.4%
Percent of List Price Received*	--	100.4%	--	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	3	13	+ 333.3%	--	--	--
Months Supply of Inventory	1.2	4.2	+ 250.0%	--	--	--

* 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.

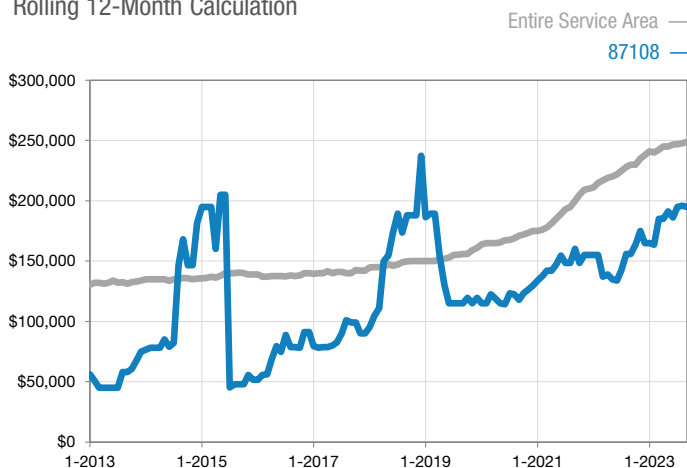
Median Sales Price - Single-Family Detached

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.