

Local Market Update for September 2023

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	18	18	0.0%	223	158	- 29.1%
Pending Sales	15	14	- 6.7%	174	120	- 31.0%
Closed Sales	18	18	0.0%	176	113	- 35.8%
Days on Market Until Sale	19	59	+ 210.5%	24	36	+ 50.0%
Median Sales Price*	\$387,500	\$362,045	- 6.6%	\$315,000	\$336,000	+ 6.7%
Average Sales Price*	\$417,716	\$401,071	- 4.0%	\$364,653	\$363,632	- 0.3%
Percent of List Price Received*	99.7%	98.6%	- 1.1%	100.6%	99.4%	- 1.2%
Inventory of Homes for Sale	46	41	- 10.9%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

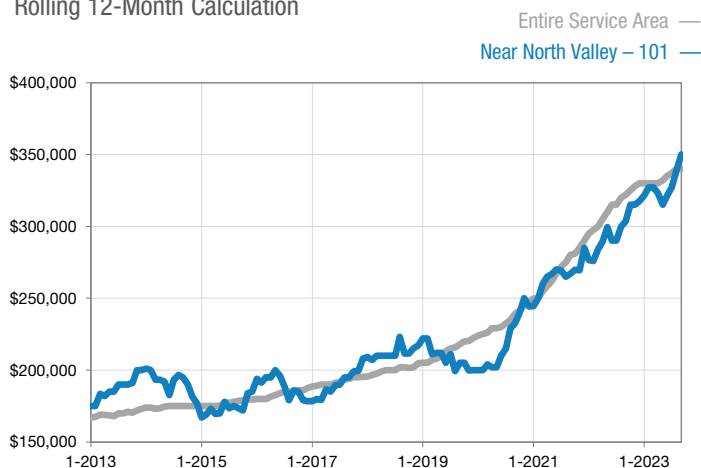
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	5	7	+ 40.0%	44	29	- 34.1%
Pending Sales	3	6	+ 100.0%	42	29	- 31.0%
Closed Sales	6	2	- 66.7%	46	24	- 47.8%
Days on Market Until Sale	4	19	+ 375.0%	12	26	+ 116.7%
Median Sales Price*	\$258,250	\$255,000	- 1.3%	\$247,000	\$272,500	+ 10.3%
Average Sales Price*	\$291,833	\$255,000	- 12.6%	\$284,906	\$278,206	- 2.4%
Percent of List Price Received*	101.0%	97.0%	- 4.0%	101.6%	100.7%	- 0.9%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

* 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.

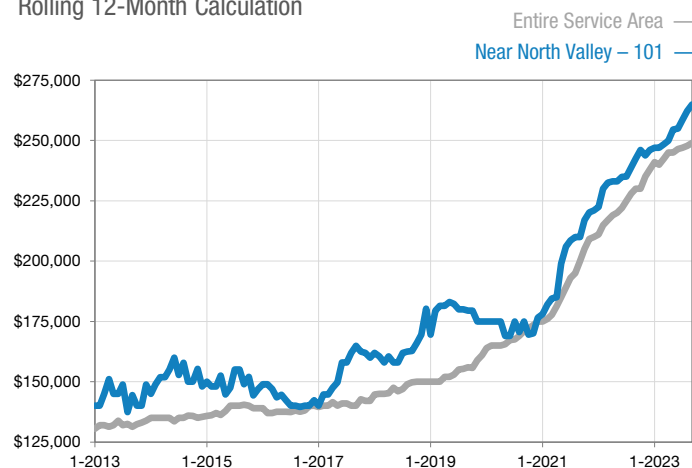
Median Sales Price - Single-Family Detached

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.