

Local Market Update for September 2023

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	11	10	- 9.1%	141	121	- 14.2%
Pending Sales	14	13	- 7.1%	129	99	- 23.3%
Closed Sales	8	11	+ 37.5%	127	89	- 29.9%
Days on Market Until Sale	19	22	+ 15.8%	11	15	+ 36.4%
Median Sales Price*	\$222,500	\$265,000	+ 19.1%	\$259,900	\$265,000	+ 2.0%
Average Sales Price*	\$234,538	\$262,182	+ 11.8%	\$260,511	\$265,914	+ 2.1%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	102.6%	100.2%	- 2.3%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

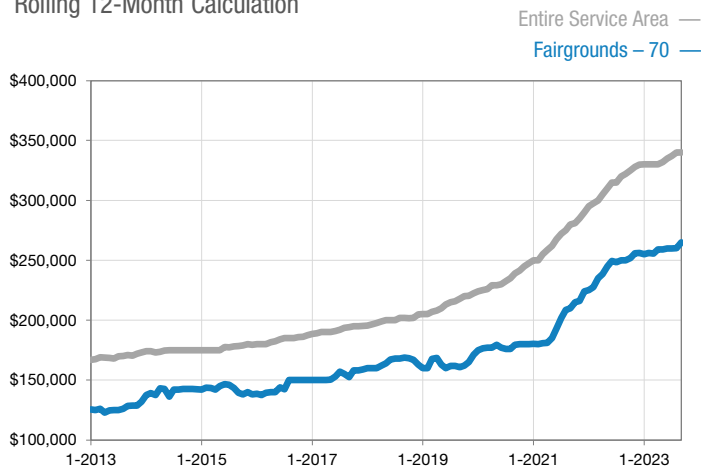
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	1	1	0.0%	5	5	0.0%
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	0	0	0.0%	3	4	+ 33.3%
Days on Market Until Sale	--	--	--	9	4	- 55.6%
Median Sales Price*	--	--	--	\$185,000	\$249,000	+ 34.6%
Average Sales Price*	--	--	--	\$169,000	\$218,475	+ 29.3%
Percent of List Price Received*	--	--	--	102.1%	99.7%	- 2.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

* 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.

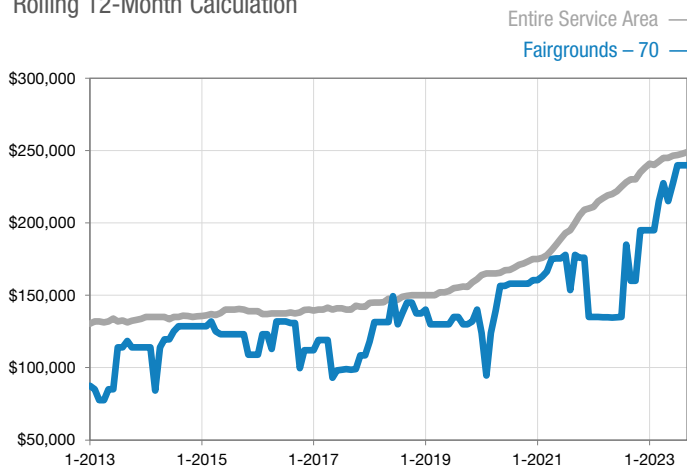
Median Sales Price - Single-Family Detached

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.