

Local Market Update for September 2023

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	16	19	+ 18.8%	187	142	- 24.1%
Pending Sales	13	13	0.0%	153	112	- 26.8%
Closed Sales	14	11	- 21.4%	153	108	- 29.4%
Days on Market Until Sale	20	17	- 15.0%	15	12	- 20.0%
Median Sales Price*	\$493,500	\$501,000	+ 1.5%	\$512,638	\$535,000	+ 4.4%
Average Sales Price*	\$558,171	\$537,828	- 3.6%	\$559,049	\$577,435	+ 3.3%
Percent of List Price Received*	97.4%	98.9%	+ 1.5%	101.0%	100.2%	- 0.8%
Inventory of Homes for Sale	27	19	- 29.6%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

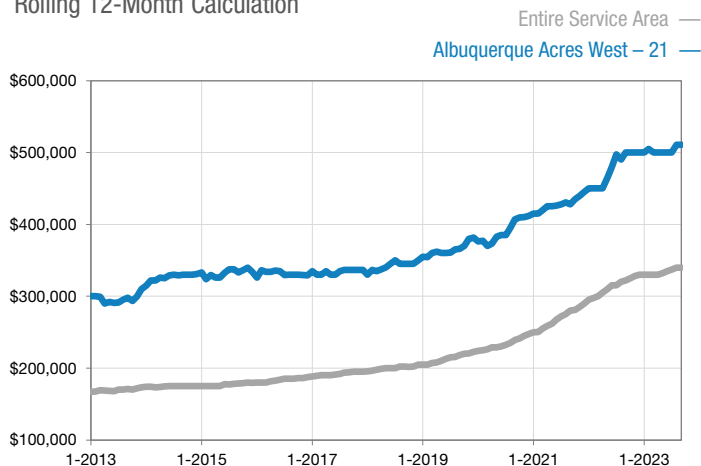
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	1	--	5	4	- 20.0%
Pending Sales	0	1	--	6	3	- 50.0%
Closed Sales	0	0	0.0%	7	2	- 71.4%
Days on Market Until Sale	--	--	--	2	7	+ 250.0%
Median Sales Price*	--	--	--	\$295,000	\$286,000	- 3.1%
Average Sales Price*	--	--	--	\$312,714	\$286,000	- 8.5%
Percent of List Price Received*	--	--	--	103.2%	100.0%	- 3.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

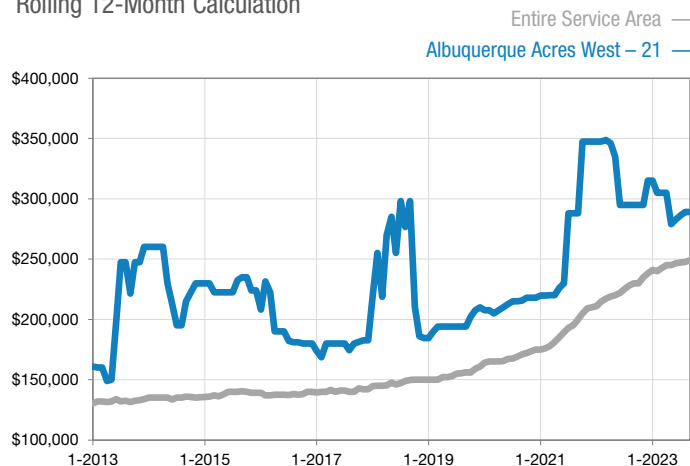
Median Sales Price - Single-Family Detached

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.