

Local Market Update for September 2023

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, 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	31	19	- 38.7%	333	228	- 31.5%
Pending Sales	24	28	+ 16.7%	269	226	- 16.0%
Closed Sales	30	23	- 23.3%	281	219	- 22.1%
Days on Market Until Sale	13	21	+ 61.5%	12	19	+ 58.3%
Median Sales Price*	\$277,500	\$355,000	+ 27.9%	\$275,000	\$300,000	+ 9.1%
Average Sales Price*	\$287,288	\$357,852	+ 24.6%	\$288,126	\$307,156	+ 6.6%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	101.2%	99.6%	- 1.6%
Inventory of Homes for Sale	43	10	- 76.7%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

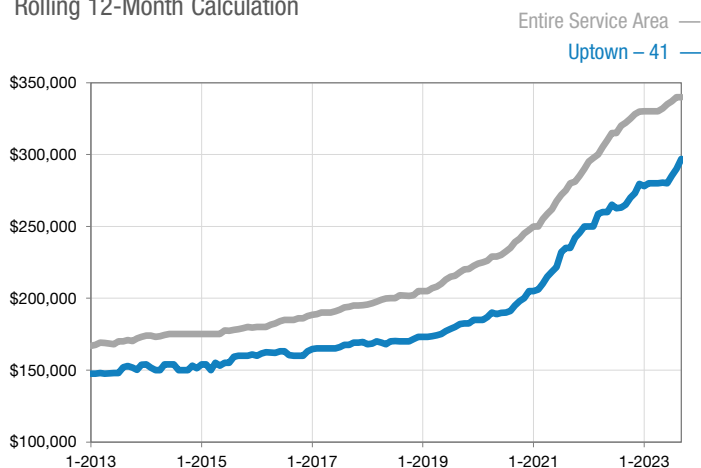
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	4	7	+ 75.0%	58	54	- 6.9%
Pending Sales	6	8	+ 33.3%	61	46	- 24.6%
Closed Sales	10	7	- 30.0%	58	38	- 34.5%
Days on Market Until Sale	4	4	0.0%	19	9	- 52.6%
Median Sales Price*	\$150,000	\$128,000	- 14.7%	\$152,500	\$150,500	- 1.3%
Average Sales Price*	\$170,980	\$128,543	- 24.8%	\$188,190	\$168,508	- 10.5%
Percent of List Price Received*	101.6%	100.5%	- 1.1%	101.8%	98.9%	- 2.8%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

* 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.

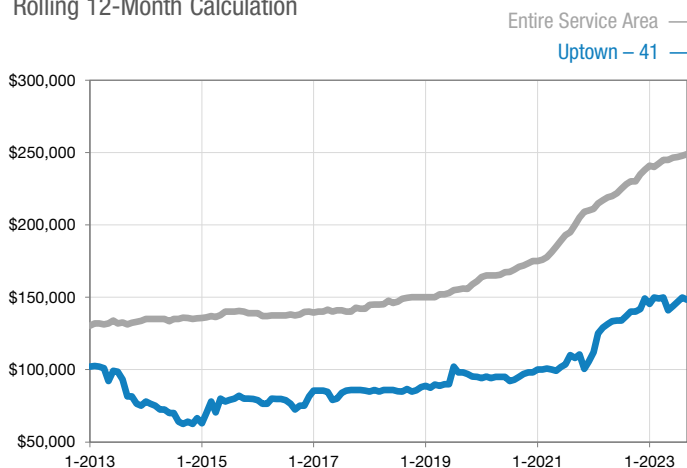
Median Sales Price - Single-Family Detached

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.