

Local Market Update for September 2023

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	5	--	23	37	+ 60.9%
Pending Sales	0	7	--	19	25	+ 31.6%
Closed Sales	1	4	+ 300.0%	22	21	- 4.5%
Days on Market Until Sale	7	35	+ 400.0%	12	22	+ 83.3%
Median Sales Price*	\$331,000	\$362,500	+ 9.5%	\$346,500	\$325,000	- 6.2%
Average Sales Price*	\$331,000	\$347,875	+ 5.1%	\$333,023	\$324,429	- 2.6%
Percent of List Price Received*	100.6%	100.2%	- 0.4%	99.8%	98.3%	- 1.5%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--

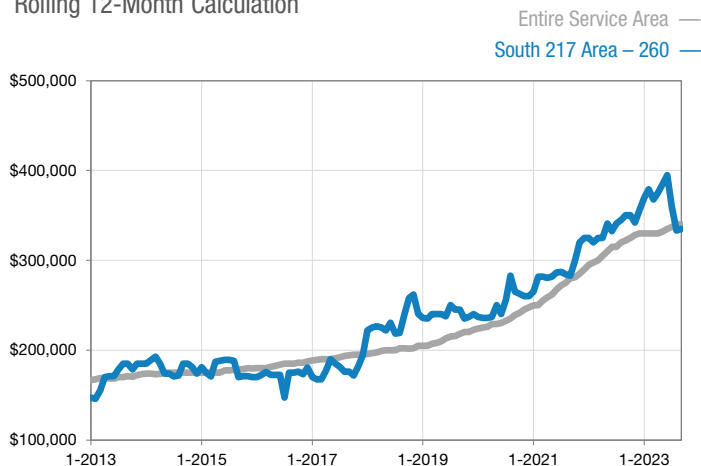
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

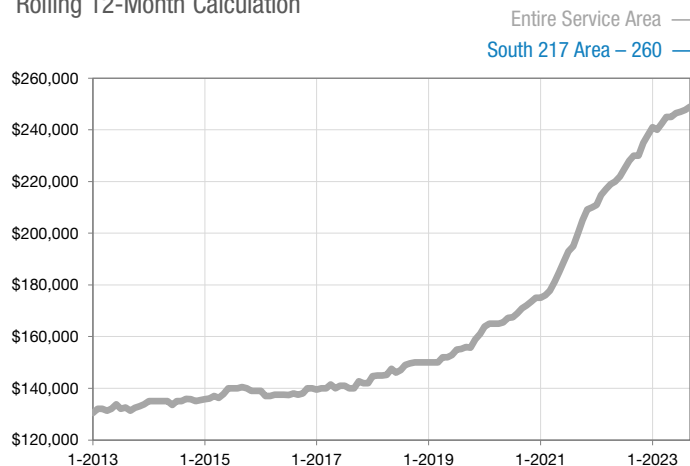
Median Sales Price - Single-Family Detached

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.