

Local Market Update for September 2023

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



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Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	15	9	- 40.0%	146	120	- 17.8%
Pending Sales	9	7	- 22.2%	110	96	- 12.7%
Closed Sales	14	10	- 28.6%	105	98	- 6.7%
Days on Market Until Sale	15	19	+ 26.7%	11	28	+ 154.5%
Median Sales Price*	\$255,000	\$229,250	- 10.1%	\$239,900	\$239,500	- 0.2%
Average Sales Price*	\$337,286	\$227,500	- 32.5%	\$262,398	\$265,644	+ 1.2%
Percent of List Price Received*	99.5%	100.2%	+ 0.7%	101.9%	99.5%	- 2.4%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

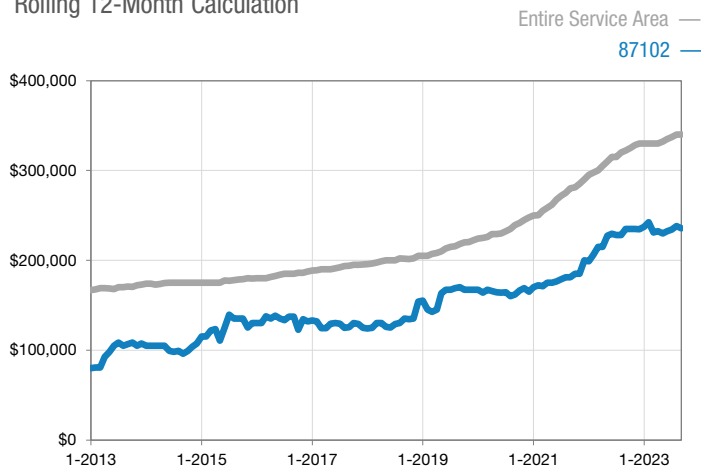
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	7	6	- 14.3%	57	62	+ 8.8%
Pending Sales	1	6	+ 500.0%	40	54	+ 35.0%
Closed Sales	4	7	+ 75.0%	46	50	+ 8.7%
Days on Market Until Sale	7	50	+ 614.3%	14	34	+ 142.9%
Median Sales Price*	\$203,500	\$325,000	+ 59.7%	\$252,000	\$308,750	+ 22.5%
Average Sales Price*	\$203,375	\$321,674	+ 58.2%	\$259,113	\$288,842	+ 11.5%
Percent of List Price Received*	99.8%	98.0%	- 1.8%	99.5%	98.4%	- 1.1%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--

* 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.

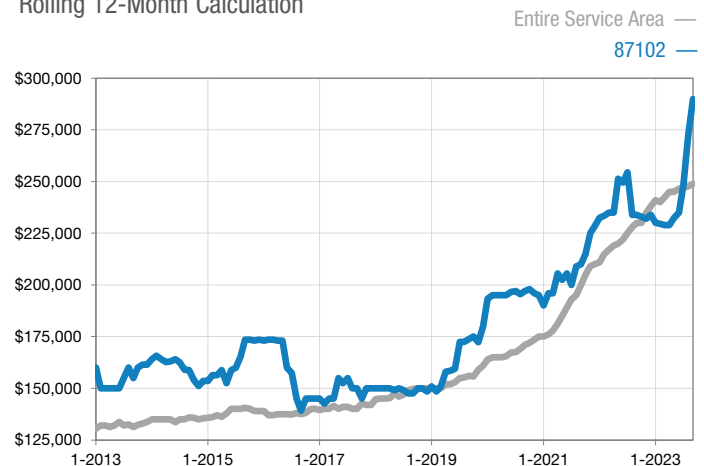
Median Sales Price - Single-Family Detached

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.