

Local Market Update for September 2023

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	5	9	+ 80.0%	43	50	+ 16.3%
Pending Sales	2	4	+ 100.0%	53	28	- 47.2%
Closed Sales	2	3	+ 50.0%	64	26	- 59.4%
Days on Market Until Sale	18	14	- 22.2%	34	30	- 11.8%
Median Sales Price*	\$290,000	\$544,500	+ 87.8%	\$283,900	\$278,500	- 1.9%
Average Sales Price*	\$290,000	\$553,167	+ 90.7%	\$312,627	\$324,346	+ 3.7%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	99.4%	98.5%	- 0.9%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.1	3.8	+ 81.0%	--	--	--

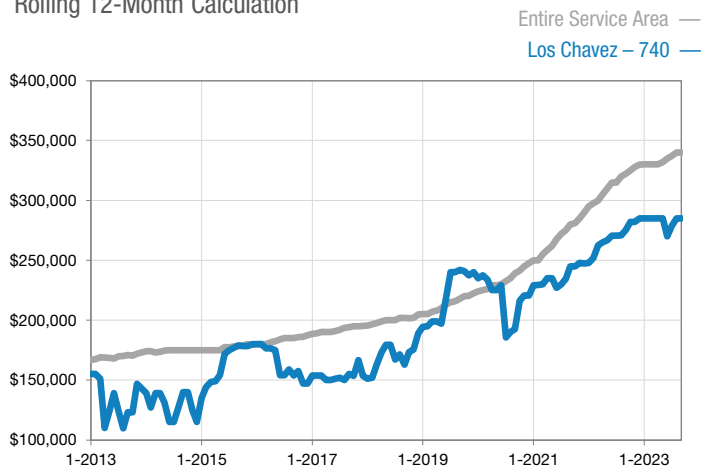
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	0.0%
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.

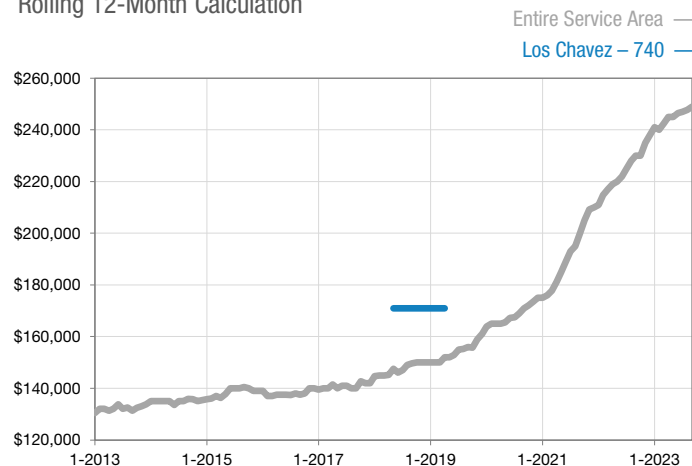
Median Sales Price - Single-Family Detached

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.