

Local Market Update for September 2023

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	12	10	- 16.7%	95	71	- 25.3%
Pending Sales	10	8	- 20.0%	75	60	- 20.0%
Closed Sales	9	2	- 77.8%	81	51	- 37.0%
Days on Market Until Sale	24	28	+ 16.7%	20	29	+ 45.0%
Median Sales Price*	\$400,000	\$342,000	- 14.5%	\$389,999	\$360,000	- 7.7%
Average Sales Price*	\$446,297	\$342,000	- 23.4%	\$430,440	\$381,813	- 11.3%
Percent of List Price Received*	98.8%	101.6%	+ 2.8%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

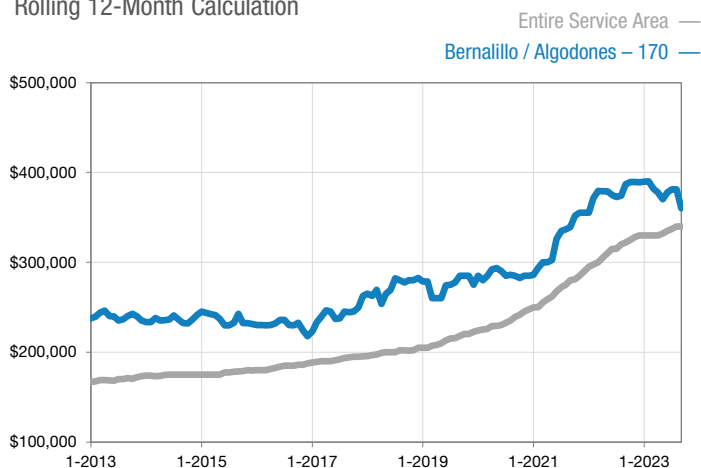
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	--	2	2	0.0%
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	1	--	2	2	0.0%
Days on Market Until Sale	--	2	--	5	2	- 60.0%
Median Sales Price*	--	\$154,900	--	\$164,950	\$187,450	+ 13.6%
Average Sales Price*	--	\$154,900	--	\$164,950	\$187,450	+ 13.6%
Percent of List Price Received*	--	100.0%	--	100.0%	101.2%	+ 1.2%
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.

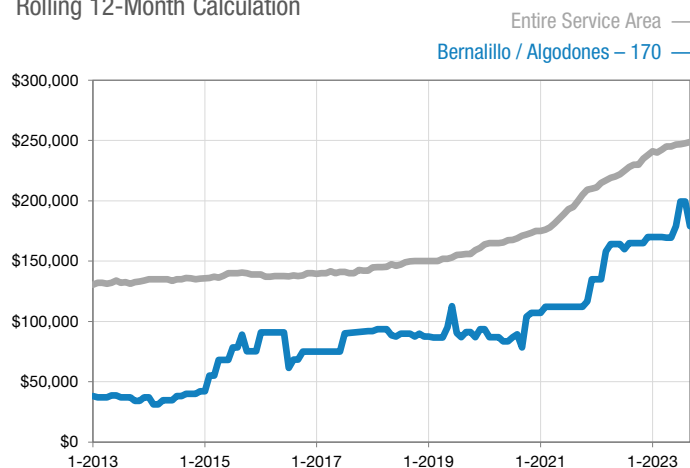
Median Sales Price - Single-Family Detached

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.