

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	40	30	- 25.0%	425	327	- 23.1%
Pending Sales	31	23	- 25.8%	365	278	- 23.8%
Closed Sales	38	30	- 21.1%	375	277	- 26.1%
Days on Market Until Sale	23	25	+ 8.7%	13	21	+ 61.5%
Median Sales Price*	\$389,538	\$399,500	+ 2.6%	\$338,000	\$364,000	+ 7.7%
Average Sales Price*	\$369,310	\$399,780	+ 8.3%	\$353,688	\$379,437	+ 7.3%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	101.5%	99.5%	- 2.0%
Inventory of Homes for Sale	50	42	- 16.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

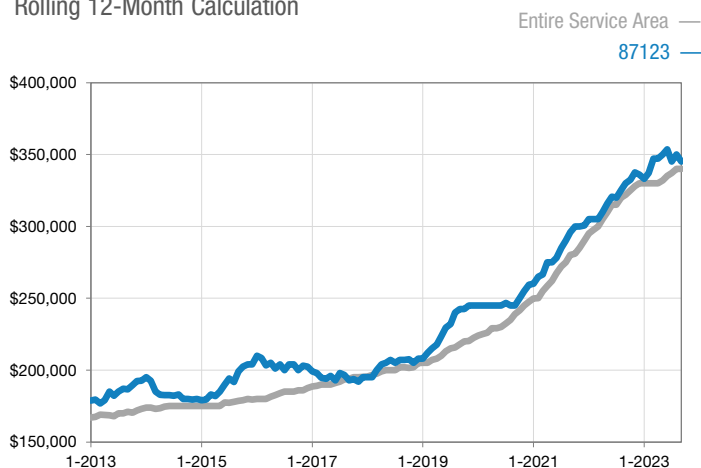
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	8	13	+ 62.5%	82	81	- 1.2%
Pending Sales	1	12	+ 1100.0%	79	69	- 12.7%
Closed Sales	8	9	+ 12.5%	88	65	- 26.1%
Days on Market Until Sale	20	6	- 70.0%	13	10	- 23.1%
Median Sales Price*	\$316,900	\$292,000	- 7.9%	\$265,000	\$265,000	0.0%
Average Sales Price*	\$302,264	\$277,111	- 8.3%	\$271,379	\$263,397	- 2.9%
Percent of List Price Received*	99.1%	101.1%	+ 2.0%	102.4%	101.0%	- 1.4%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--

* 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.

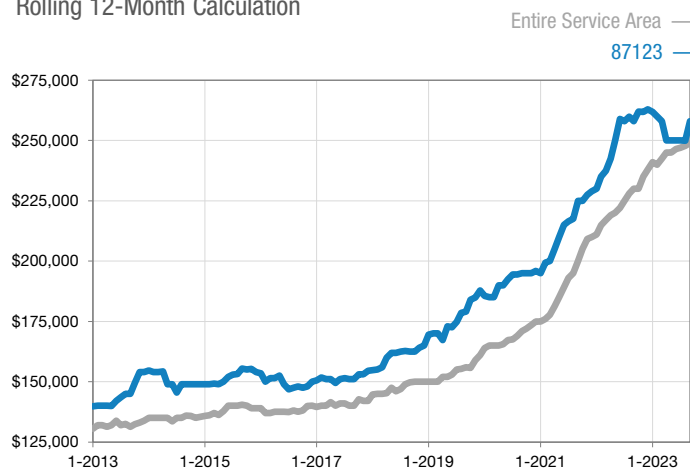
Median Sales Price - Single-Family Detached

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.