

Local Market Update for September 2023

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



87124

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	81	73	- 9.9%	862	690	- 20.0%
Pending Sales	58	53	- 8.6%	699	573	- 18.0%
Closed Sales	94	65	- 30.9%	713	569	- 20.2%
Days on Market Until Sale	20	29	+ 45.0%	12	27	+ 125.0%
Median Sales Price*	\$333,750	\$361,815	+ 8.4%	\$329,990	\$350,000	+ 6.1%
Average Sales Price*	\$354,913	\$393,852	+ 11.0%	\$362,492	\$388,666	+ 7.2%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	101.6%	99.9%	- 1.7%
Inventory of Homes for Sale	123	107	- 13.0%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

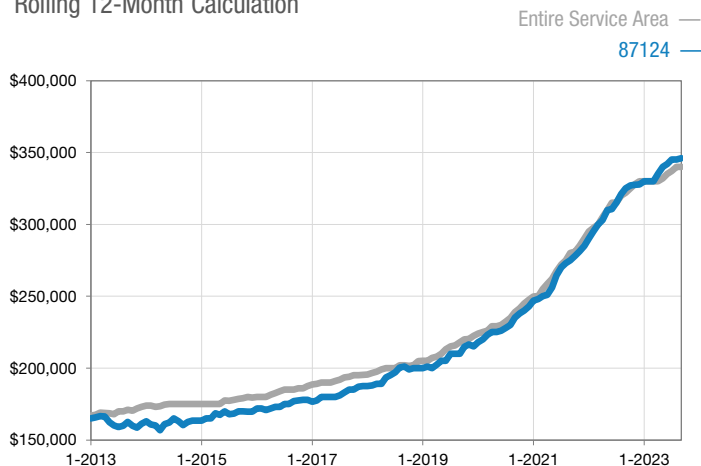
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	12	6	- 50.0%	67	64	- 4.5%
Pending Sales	7	6	- 14.3%	59	58	- 1.7%
Closed Sales	8	7	- 12.5%	58	55	- 5.2%
Days on Market Until Sale	2	8	+ 300.0%	7	12	+ 71.4%
Median Sales Price*	\$290,000	\$265,000	- 8.6%	\$243,250	\$260,000	+ 6.9%
Average Sales Price*	\$252,875	\$256,429	+ 1.4%	\$229,162	\$241,233	+ 5.3%
Percent of List Price Received*	102.7%	100.1%	- 2.5%	101.9%	100.6%	- 1.3%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

* 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.

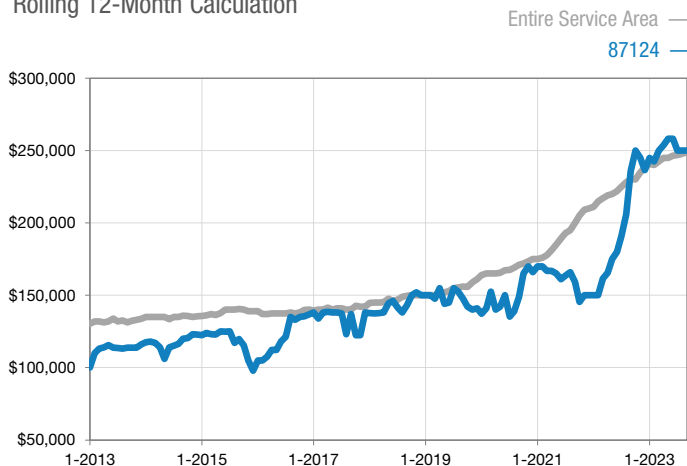
Median Sales Price - Single-Family Detached

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.