

# Local Market Update for September 2023

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	14	16	+ 14.3%	163	137	- 16.0%
Pending Sales	10	13	+ 30.0%	132	130	- 1.5%
Closed Sales	13	17	+ 30.8%	140	123	- 12.1%
Days on Market Until Sale	17	20	+ 17.6%	10	18	+ 80.0%
Median Sales Price*	\$365,000	<b>\$375,000</b>	+ 2.7%	\$345,000	<b>\$375,000</b>	+ 8.7%
Average Sales Price*	\$410,112	<b>\$398,688</b>	- 2.8%	\$359,977	<b>\$394,462</b>	+ 9.6%
Percent of List Price Received*	98.2%	<b>98.7%</b>	+ 0.5%	101.5%	<b>99.7%</b>	- 1.8%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--

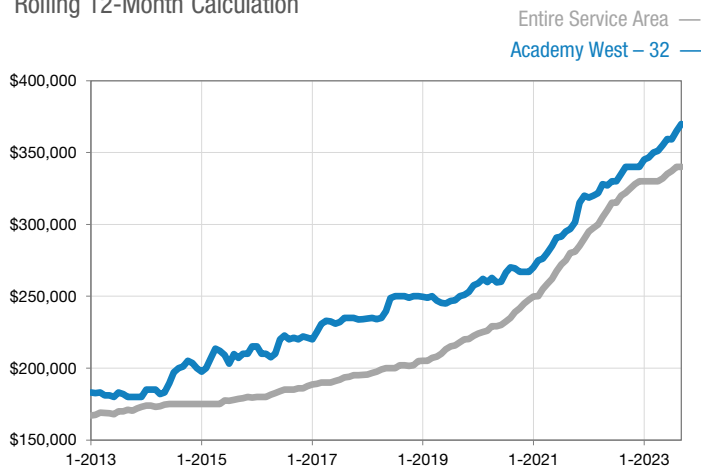
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	14	7	- 50.0%	109	91	- 16.5%
Pending Sales	14	7	- 50.0%	102	80	- 21.6%
Closed Sales	12	10	- 16.7%	96	76	- 20.8%
Days on Market Until Sale	6	12	+ 100.0%	12	16	+ 33.3%
Median Sales Price*	\$212,450	<b>\$257,500</b>	+ 21.2%	\$210,000	<b>\$265,000</b>	+ 26.2%
Average Sales Price*	\$213,983	<b>\$234,340</b>	+ 9.5%	\$211,147	<b>\$245,092</b>	+ 16.1%
Percent of List Price Received*	102.0%	<b>99.2%</b>	- 2.7%	101.8%	<b>100.6%</b>	- 1.2%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.8	<b>1.0</b>	+ 25.0%	--	--	--

\* 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.

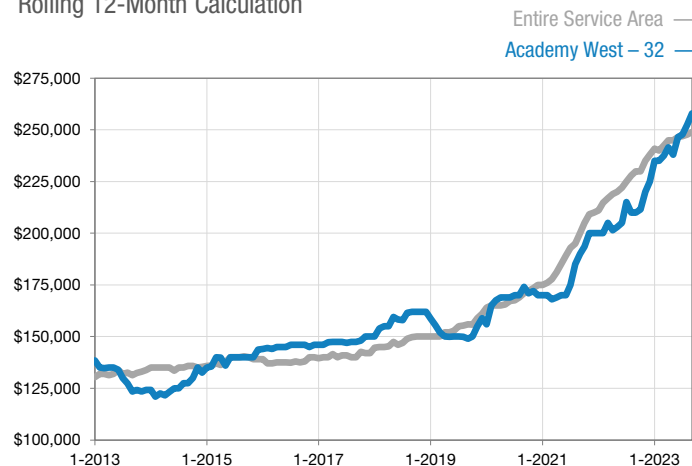
### Median Sales Price - Single-Family Detached

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.