

# Local Market Update for September 2023

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



## 87114

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	95	93	- 2.1%	971	690	- 28.9%
Pending Sales	76	68	- 10.5%	794	594	- 25.2%
Closed Sales	96	65	- 32.3%	802	549	- 31.5%
Days on Market Until Sale	18	24	+ 33.3%	11	23	+ 109.1%
Median Sales Price*	\$364,450	\$365,000	+ 0.2%	\$350,000	\$355,000	+ 1.4%
Average Sales Price*	\$386,066	\$443,171	+ 14.8%	\$384,562	\$394,429	+ 2.6%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	101.9%	99.9%	- 2.0%
Inventory of Homes for Sale	140	98	- 30.0%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

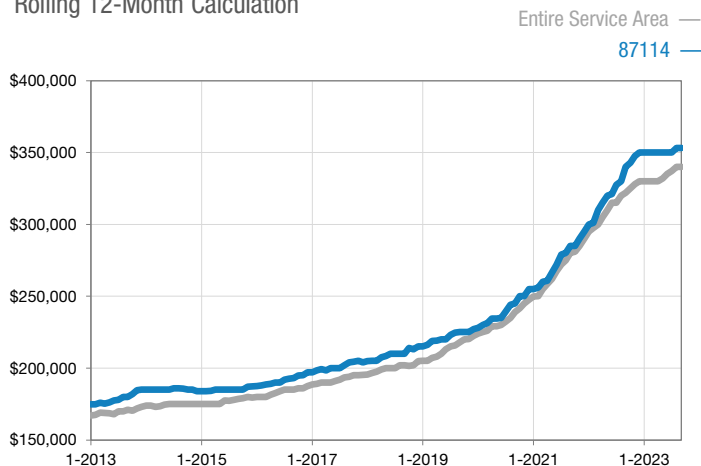
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	6	2	- 66.7%	42	21	- 50.0%
Pending Sales	2	3	+ 50.0%	34	20	- 41.2%
Closed Sales	3	3	0.0%	38	18	- 52.6%
Days on Market Until Sale	3	17	+ 466.7%	2	18	+ 800.0%
Median Sales Price*	\$265,000	\$285,000	+ 7.5%	\$193,750	\$237,500	+ 22.6%
Average Sales Price*	\$311,667	\$287,000	- 7.9%	\$215,114	\$269,236	+ 25.2%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	103.3%	100.6%	- 2.6%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

\* 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.

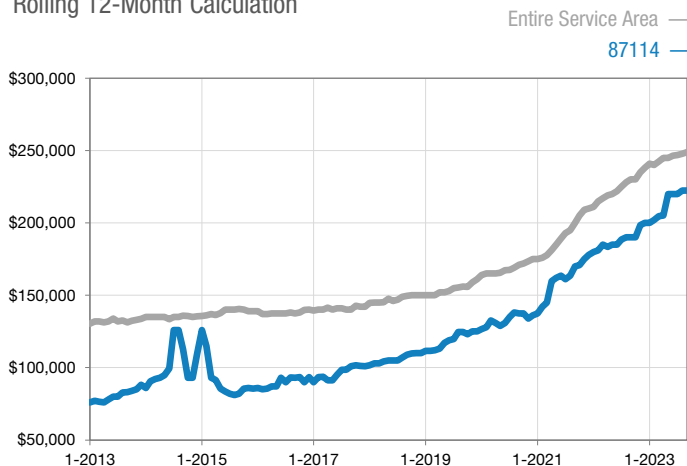
### Median Sales Price - Single-Family Detached

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.