

Local Market Update for September 2023

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	27	18	- 33.3%	191	148	- 22.5%
Pending Sales	10	15	+ 50.0%	143	126	- 11.9%
Closed Sales	18	16	- 11.1%	149	117	- 21.5%
Days on Market Until Sale	21	23	+ 9.5%	15	31	+ 106.7%
Median Sales Price*	\$384,444	\$337,500	- 12.2%	\$349,900	\$325,000	- 7.1%
Average Sales Price*	\$454,649	\$371,438	- 18.3%	\$387,814	\$356,959	- 8.0%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	101.9%	99.5%	- 2.4%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--

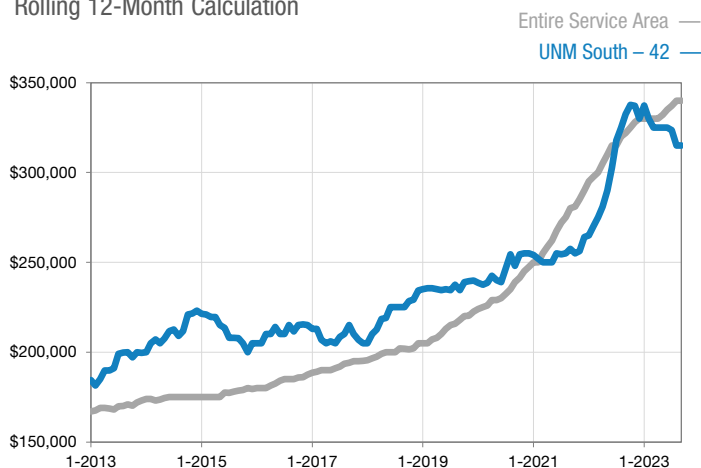
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	2	--	31	29	- 6.5%
Pending Sales	2	1	- 50.0%	27	27	0.0%
Closed Sales	1	5	+ 400.0%	28	26	- 7.1%
Days on Market Until Sale	34	23	- 32.4%	12	38	+ 216.7%
Median Sales Price*	\$260,000	\$128,000	- 50.8%	\$194,450	\$136,500	- 29.8%
Average Sales Price*	\$260,000	\$234,380	- 9.9%	\$205,657	\$202,050	- 1.8%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--

* 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.

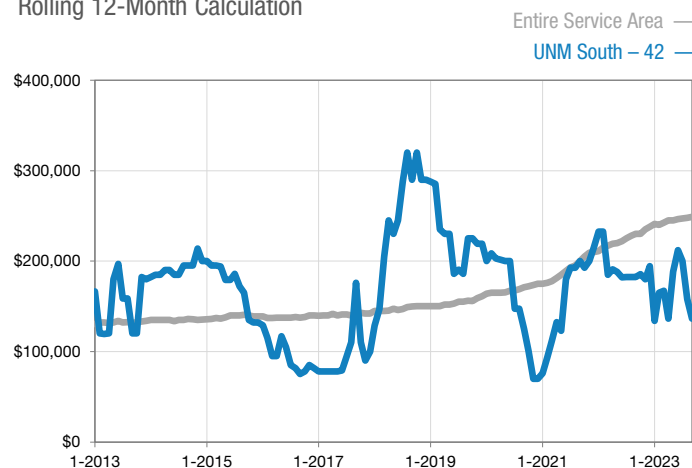
Median Sales Price - Single-Family Detached

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.