Local Market Update for October 2023

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

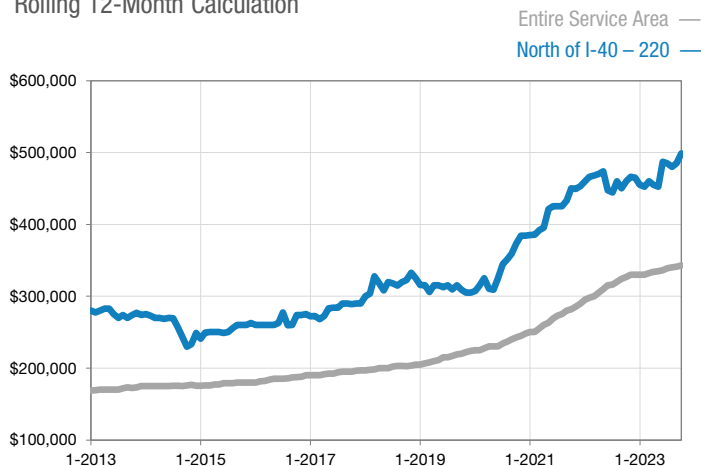| Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	13	9	- 30.8%	139	124	- 10.8%
Pending Sales	10	9	- 10.0%	116	92	- 20.7%
Closed Sales	14	10	- 28.6%	118	87	- 26.3%
Days on Market Until Sale	20	29	+ 45.0%	28	31	+ 10.7%
Median Sales Price*	$480,000	$591,500	+ 23.2%	$466,000	$523,000	+ 12.2%
Average Sales Price*	$534,064	$614,775	+ 15.1%	$518,756	$575,864	+ 11.0%
Percent of List Price Received*	98.2%	99.6%	+ 1.4%	99.4%	98.8%	- 0.6%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

* 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.

Single-Family Attached

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
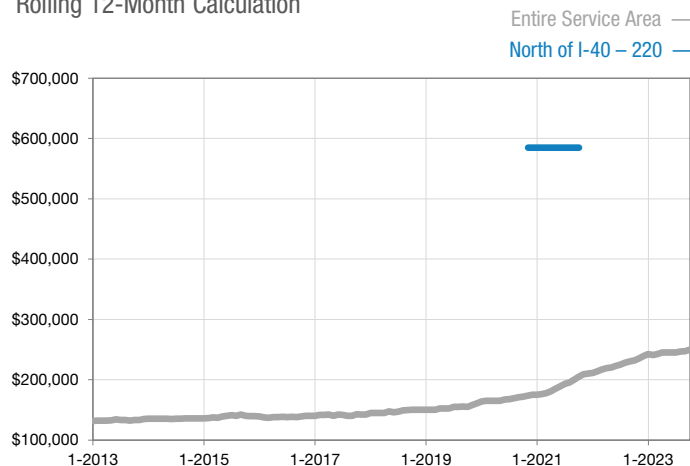
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

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.