

Local Market Update for October 2023

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



87121

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	68	61	- 10.3%	811	617	- 23.9%
Pending Sales	53	59	+ 11.3%	681	548	- 19.5%
Closed Sales	71	59	- 16.9%	689	521	- 24.4%
Days on Market Until Sale	18	20	+ 11.1%	10	18	+ 80.0%
Median Sales Price*	\$250,000	\$272,000	+ 8.8%	\$252,500	\$269,900	+ 6.9%
Average Sales Price*	\$260,938	\$279,933	+ 7.3%	\$258,713	\$276,038	+ 6.7%
Percent of List Price Received*	100.1%	101.0%	+ 0.9%	101.9%	100.4%	- 1.5%
Inventory of Homes for Sale	85	79	- 7.1%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

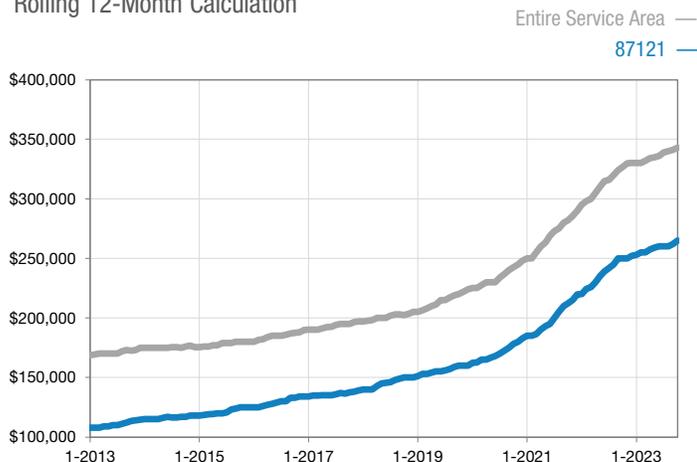
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	18	5	- 72.2%
Pending Sales	2	0	- 100.0%	20	8	- 60.0%
Closed Sales	1	0	- 100.0%	18	8	- 55.6%
Days on Market Until Sale	8	--	--	5	21	+ 320.0%
Median Sales Price*	\$195,000	--	--	\$197,500	\$209,500	+ 6.1%
Average Sales Price*	\$195,000	--	--	\$198,833	\$215,750	+ 8.5%
Percent of List Price Received*	100.0%	--	--	103.6%	102.0%	- 1.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

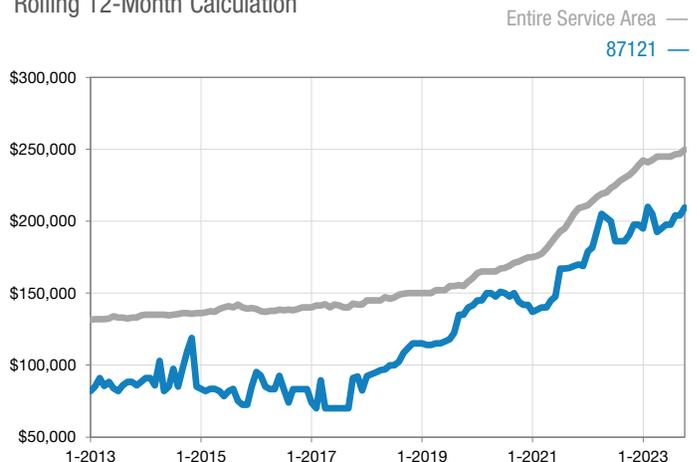
Median Sales Price - Single-Family Detached

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.