

Local Market Update for October 2023

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



87122

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	29	34	+ 17.2%	306	271	- 11.4%
Pending Sales	24	25	+ 4.2%	233	216	- 7.3%
Closed Sales	13	21	+ 61.5%	224	210	- 6.3%
Days on Market Until Sale	36	13	- 63.9%	17	22	+ 29.4%
Median Sales Price*	\$799,000	\$800,000	+ 0.1%	\$685,000	\$725,000	+ 5.8%
Average Sales Price*	\$849,846	\$883,743	+ 4.0%	\$747,614	\$808,208	+ 8.1%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	101.0%	98.9%	- 2.1%
Inventory of Homes for Sale	42	39	- 7.1%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

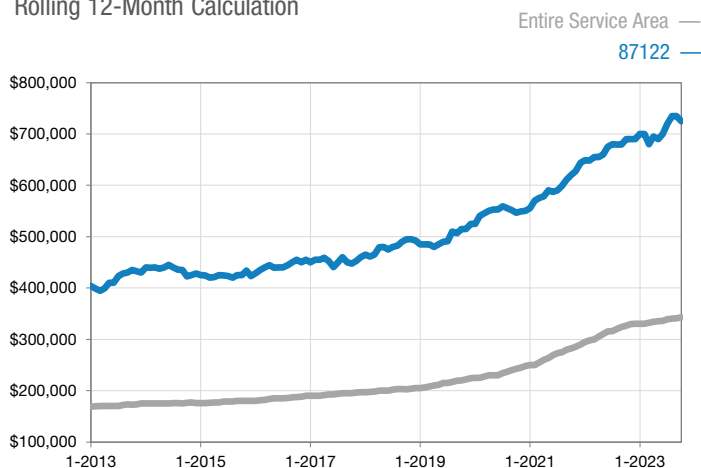
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	3	--	4	9	+ 125.0%
Pending Sales	0	4	--	4	7	+ 75.0%
Closed Sales	0	1	--	5	5	0.0%
Days on Market Until Sale	--	122	--	2	27	+ 1250.0%
Median Sales Price*	--	\$300,000	--	\$302,000	\$300,900	- 0.4%
Average Sales Price*	--	\$300,000	--	\$299,600	\$351,180	+ 17.2%
Percent of List Price Received*	--	84.7%	--	108.1%	105.4%	- 2.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

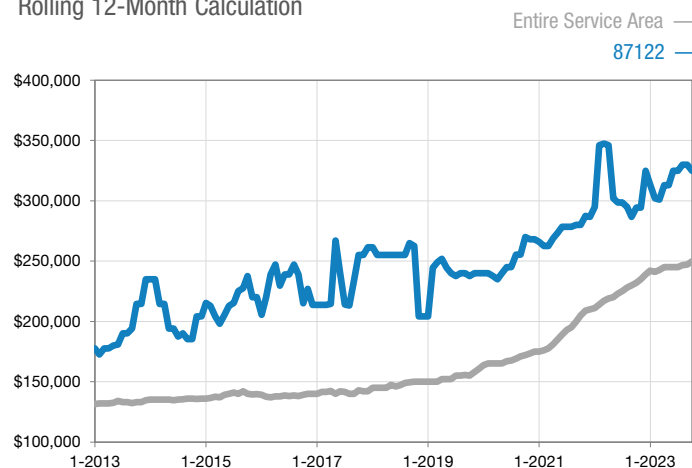
Median Sales Price - Single-Family Detached

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.