

Local Market Update for October 2023

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



87008

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	3	4	+ 33.3%	48	40	- 16.7%
Pending Sales	2	3	+ 50.0%	43	29	- 32.6%
Closed Sales	6	3	- 50.0%	44	25	- 43.2%
Days on Market Until Sale	27	34	+ 25.9%	26	24	- 7.7%
Median Sales Price*	\$480,000	\$553,000	+ 15.2%	\$422,400	\$475,000	+ 12.5%
Average Sales Price*	\$475,333	\$580,667	+ 22.2%	\$432,052	\$470,416	+ 8.9%
Percent of List Price Received*	93.7%	101.0%	+ 7.8%	98.6%	99.7%	+ 1.1%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

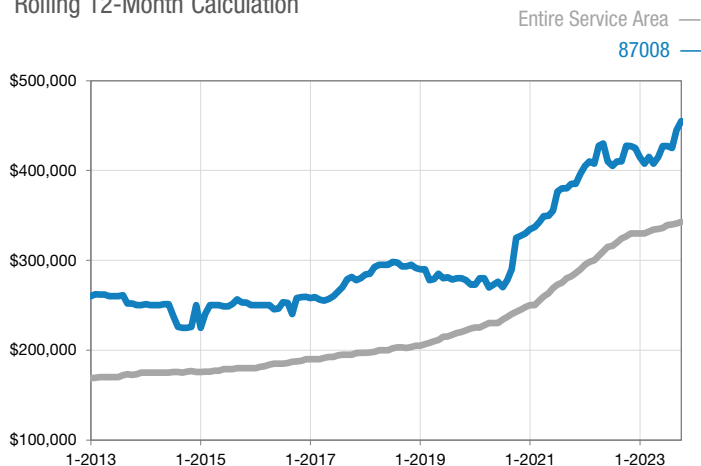
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	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.

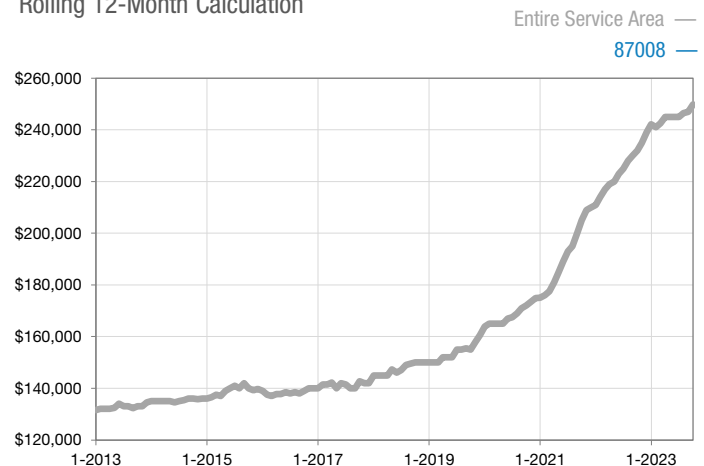
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.