

Local Market Update for October 2023

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



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Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	21	16	- 23.8%	242	208	- 14.0%
Pending Sales	16	16	0.0%	178	176	- 1.1%
Closed Sales	12	18	+ 50.0%	180	165	- 8.3%
Days on Market Until Sale	31	19	- 38.7%	12	25	+ 108.3%
Median Sales Price*	\$381,000	\$364,500	- 4.3%	\$360,000	\$380,000	+ 5.6%
Average Sales Price*	\$392,258	\$359,959	- 8.2%	\$380,589	\$401,267	+ 5.4%
Percent of List Price Received*	99.2%	99.9%	+ 0.7%	102.0%	99.1%	- 2.8%
Inventory of Homes for Sale	35	19	- 45.7%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--

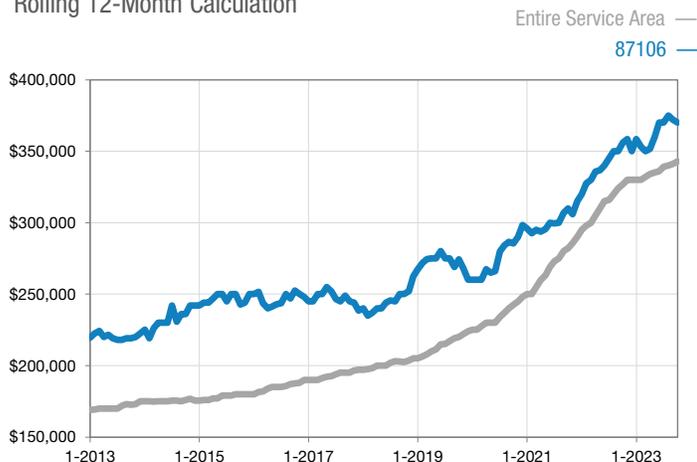
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	41	33	- 19.5%
Pending Sales	1	2	+ 100.0%	33	31	- 6.1%
Closed Sales	1	3	+ 200.0%	35	29	- 17.1%
Days on Market Until Sale	20	50	+ 150.0%	14	29	+ 107.1%
Median Sales Price*	\$100,000	\$100,000	0.0%	\$223,900	\$200,000	- 10.7%
Average Sales Price*	\$100,000	\$155,500	+ 55.5%	\$228,996	\$199,648	- 12.8%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	98.4%	99.5%	+ 1.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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.