Local Market Update for October 2023

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

gaar

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Single-Family Detached

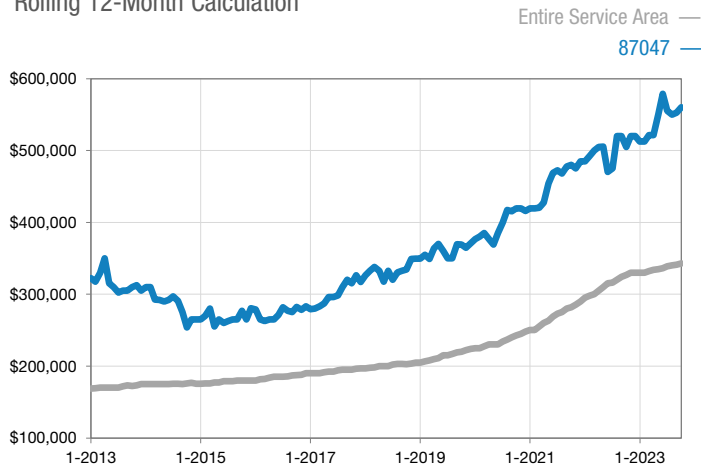| Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	12	7	- 41.7%	102	98	- 3.9%
Pending Sales	9	6	- 33.3%	81	69	- 14.8%
Closed Sales	7	9	+ 28.6%	82	71	- 13.4%
Days on Market Until Sale	6	25	+ 316.7%	30	33	+ 10.0%
Median Sales Price*	$505,000	$630,000	+ 24.8%	$523,000	$582,000	+ 11.3%
Average Sales Price*	$604,271	$618,972	+ 2.4%	$564,231	$609,312	+ 8.0%
Percent of List Price Received*	102.6%	98.9%	- 3.6%	100.0%	98.4%	- 1.6%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--

* 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.

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	0	0.0%
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	0	0.0%	--	--	--
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.
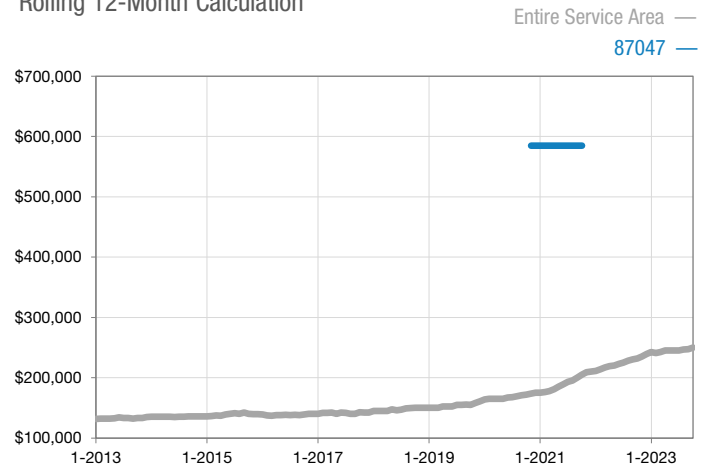
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87047 —

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

Entire Service Area —
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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.