

Local Market Update for October 2023

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	16	21	+ 31.3%	238	178	- 25.2%
Pending Sales	14	23	+ 64.3%	187	141	- 24.6%
Closed Sales	18	17	- 5.6%	193	129	- 33.2%
Days on Market Until Sale	27	79	+ 192.6%	24	42	+ 75.0%
Median Sales Price*	\$377,263	\$280,000	- 25.8%	\$315,000	\$330,833	+ 5.0%
Average Sales Price*	\$452,968	\$320,964	- 29.1%	\$371,852	\$356,331	- 4.2%
Percent of List Price Received*	99.3%	94.9%	- 4.4%	100.5%	98.9%	- 1.6%
Inventory of Homes for Sale	39	35	- 10.3%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

* 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	3	11	+ 266.7%	47	40	- 14.9%
Pending Sales	4	5	+ 25.0%	46	34	- 26.1%
Closed Sales	3	6	+ 100.0%	49	30	- 38.8%
Days on Market Until Sale	3	15	+ 400.0%	12	24	+ 100.0%
Median Sales Price*	\$238,000	\$260,000	+ 9.2%	\$247,000	\$272,500	+ 10.3%
Average Sales Price*	\$229,333	\$268,000	+ 16.9%	\$281,504	\$276,165	- 1.9%
Percent of List Price Received*	101.2%	103.9%	+ 2.7%	101.6%	101.4%	- 0.2%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.6	+ 188.9%	--	--	--

* 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.