

Local Market Update for October 2023

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



87120

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	91	75	- 17.6%	993	762	- 23.3%
Pending Sales	69	54	- 21.7%	839	623	- 25.7%
Closed Sales	79	53	- 32.9%	858	617	- 28.1%
Days on Market Until Sale	23	17	- 26.1%	15	26	+ 73.3%
Median Sales Price*	\$352,500	\$360,000	+ 2.1%	\$349,900	\$365,000	+ 4.3%
Average Sales Price*	\$413,413	\$409,940	- 0.8%	\$395,480	\$413,226	+ 4.5%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	101.6%	99.8%	- 1.8%
Inventory of Homes for Sale	102	104	+ 2.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

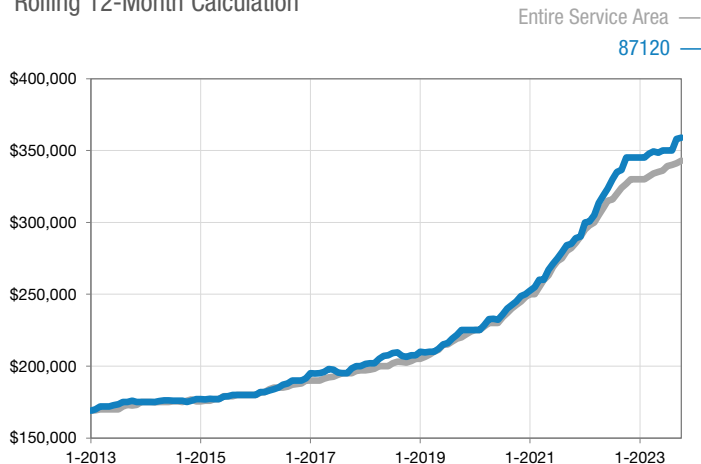
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	13	6	- 53.8%	139	94	- 32.4%
Pending Sales	8	9	+ 12.5%	121	98	- 19.0%
Closed Sales	10	8	- 20.0%	129	100	- 22.5%
Days on Market Until Sale	4	6	+ 50.0%	7	17	+ 142.9%
Median Sales Price*	\$240,000	\$241,000	+ 0.4%	\$230,000	\$245,000	+ 6.5%
Average Sales Price*	\$230,530	\$265,750	+ 15.3%	\$250,636	\$271,951	+ 8.5%
Percent of List Price Received*	101.3%	101.4%	+ 0.1%	102.9%	100.6%	- 2.2%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--

* 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.

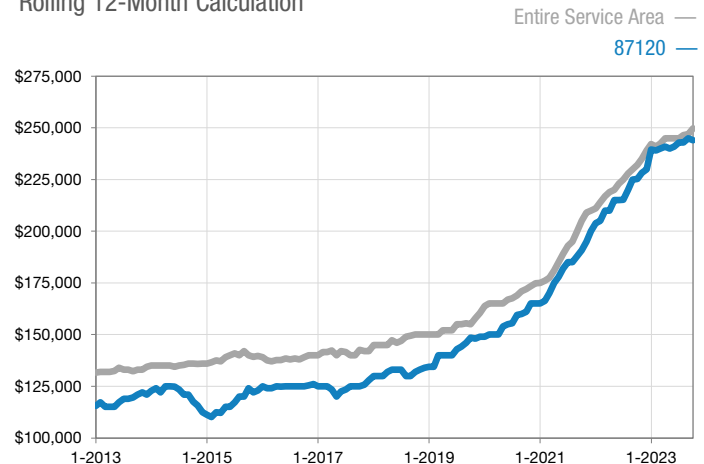
Median Sales Price - Single-Family Detached

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.