

Local Market Update for October 2023

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	23	31	+ 34.8%	356	259	- 27.2%
Pending Sales	25	9	- 64.0%	294	234	- 20.4%
Closed Sales	31	25	- 19.4%	312	244	- 21.8%
Days on Market Until Sale	25	16	- 36.0%	13	19	+ 46.2%
Median Sales Price*	\$285,500	\$295,000	+ 3.3%	\$275,000	\$300,000	+ 9.1%
Average Sales Price*	\$299,735	\$311,618	+ 4.0%	\$289,279	\$307,613	+ 6.3%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	101.0%	99.6%	- 1.4%
Inventory of Homes for Sale	34	29	- 14.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

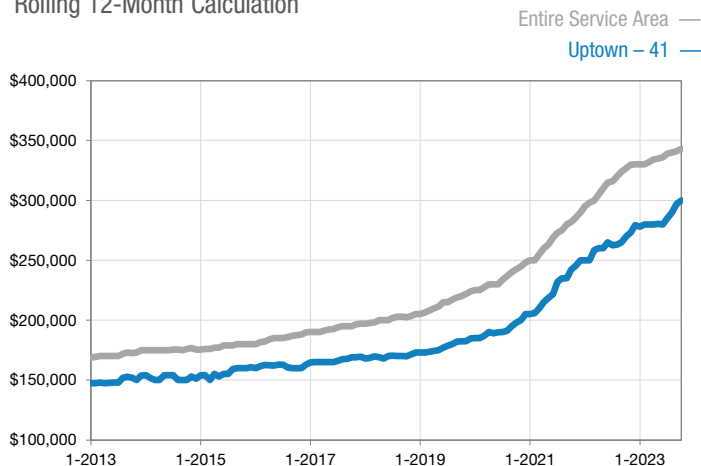
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	3	3	0.0%	61	57	- 6.6%
Pending Sales	4	2	- 50.0%	65	48	- 26.2%
Closed Sales	7	6	- 14.3%	65	44	- 32.3%
Days on Market Until Sale	12	20	+ 66.7%	18	10	- 44.4%
Median Sales Price*	\$130,000	\$138,700	+ 6.7%	\$150,000	\$149,000	- 0.7%
Average Sales Price*	\$129,114	\$151,567	+ 17.4%	\$181,828	\$166,198	- 8.6%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	101.5%	99.0%	- 2.5%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.8	+ 500.0%	--	--	--

* 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.

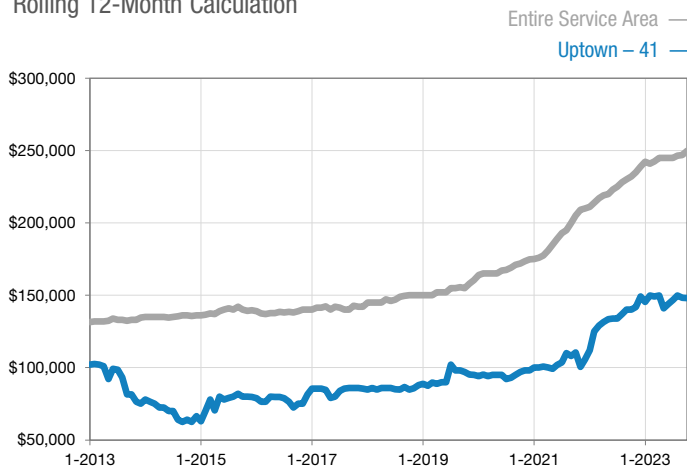
Median Sales Price - Single-Family Detached

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.