

Local Market Update for October 2023

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	58	63	+ 8.6%	779	609	- 21.8%
Pending Sales	44	39	- 11.4%	634	479	- 24.4%
Closed Sales	63	37	- 41.3%	655	474	- 27.6%
Days on Market Until Sale	27	22	- 18.5%	18	33	+ 83.3%
Median Sales Price*	\$425,000	\$392,510	- 7.6%	\$392,000	\$410,000	+ 4.6%
Average Sales Price*	\$455,089	\$451,302	- 0.8%	\$432,961	\$446,774	+ 3.2%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	101.0%	99.7%	- 1.3%
Inventory of Homes for Sale	91	104	+ 14.3%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

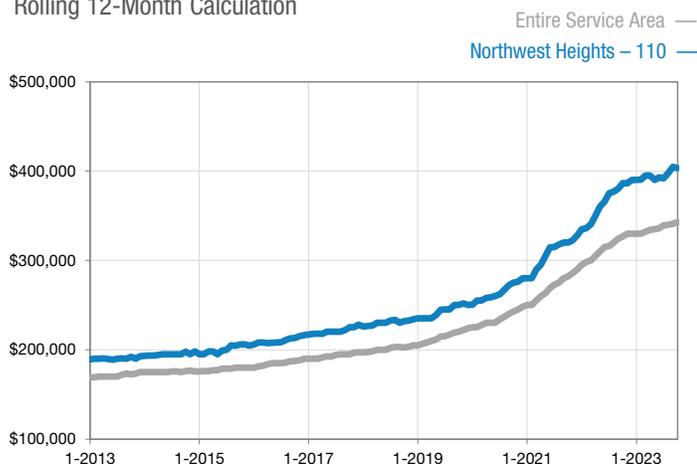
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	3	4	+ 33.3%	46	32	- 30.4%
Pending Sales	2	5	+ 150.0%	41	31	- 24.4%
Closed Sales	4	4	0.0%	44	27	- 38.6%
Days on Market Until Sale	3	8	+ 166.7%	8	25	+ 212.5%
Median Sales Price*	\$247,500	\$250,000	+ 1.0%	\$251,250	\$375,000	+ 49.3%
Average Sales Price*	\$227,875	\$296,000	+ 29.9%	\$298,259	\$348,265	+ 16.8%
Percent of List Price Received*	102.9%	100.6%	- 2.2%	102.2%	99.6%	- 2.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

* 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.

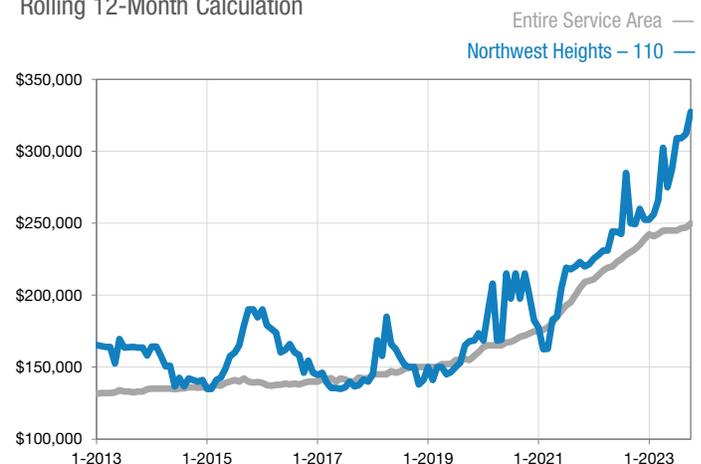
Median Sales Price - Single-Family Detached

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.