

Local Market Update for October 2023

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	44	49	+ 11.4%	553	441	- 20.3%
Pending Sales	35	37	+ 5.7%	466	399	- 14.4%
Closed Sales	35	45	+ 28.6%	471	397	- 15.7%
Days on Market Until Sale	16	18	+ 12.5%	10	17	+ 70.0%
Median Sales Price*	\$283,000	\$305,000	+ 7.8%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$306,786	\$323,544	+ 5.5%	\$308,903	\$325,872	+ 5.5%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	101.9%	99.8%	- 2.1%
Inventory of Homes for Sale	57	45	- 21.1%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

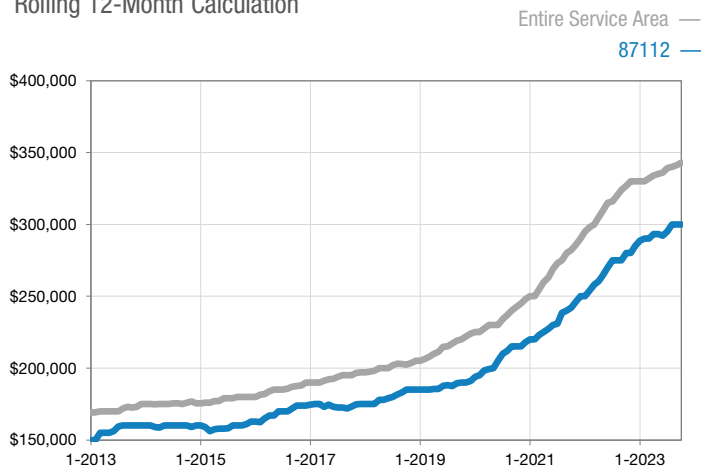
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	7	1	- 85.7%	59	50	- 15.3%
Pending Sales	4	3	- 25.0%	50	43	- 14.0%
Closed Sales	4	5	+ 25.0%	50	48	- 4.0%
Days on Market Until Sale	8	10	+ 25.0%	6	18	+ 200.0%
Median Sales Price*	\$270,000	\$265,000	- 1.9%	\$256,250	\$249,500	- 2.6%
Average Sales Price*	\$293,375	\$266,000	- 9.3%	\$256,168	\$239,540	- 6.5%
Percent of List Price Received*	99.3%	98.3%	- 1.0%	102.1%	100.5%	- 1.6%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

* 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.

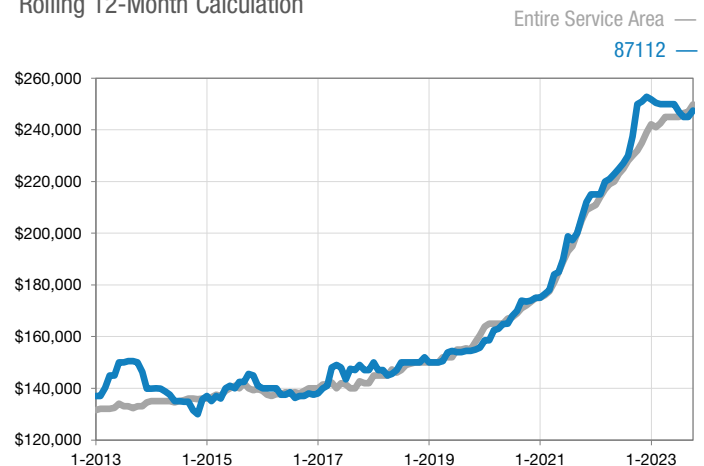
Median Sales Price - Single-Family Detached

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.