

Local Market Update for October 2023

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



87109

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	20	23	+ 15.0%	275	248	- 9.8%
Pending Sales	15	21	+ 40.0%	232	228	- 1.7%
Closed Sales	12	21	+ 75.0%	243	212	- 12.8%
Days on Market Until Sale	9	15	+ 66.7%	8	16	+ 100.0%
Median Sales Price*	\$352,500	\$375,000	+ 6.4%	\$365,000	\$394,350	+ 8.0%
Average Sales Price*	\$354,425	\$387,412	+ 9.3%	\$380,296	\$415,699	+ 9.3%
Percent of List Price Received*	99.6%	98.1%	- 1.5%	101.8%	99.9%	- 1.9%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

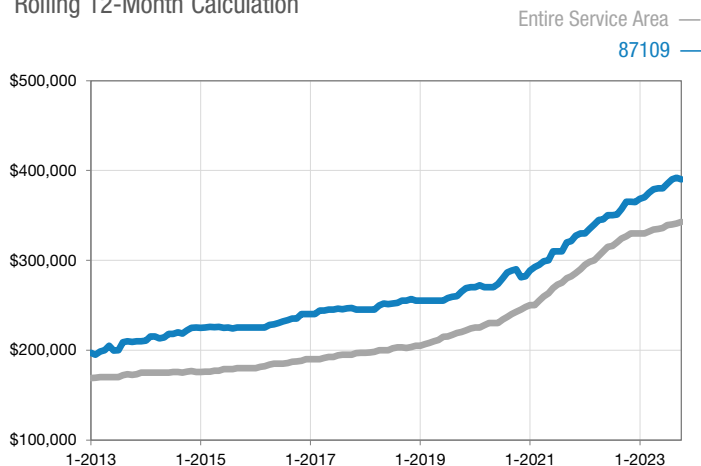
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	10	7	- 30.0%	135	114	- 15.6%
Pending Sales	11	9	- 18.2%	127	102	- 19.7%
Closed Sales	20	8	- 60.0%	131	97	- 26.0%
Days on Market Until Sale	12	18	+ 50.0%	14	15	+ 7.1%
Median Sales Price*	\$241,500	\$173,750	- 28.1%	\$228,000	\$265,000	+ 16.2%
Average Sales Price*	\$242,325	\$204,500	- 15.6%	\$225,142	\$238,866	+ 6.1%
Percent of List Price Received*	97.9%	97.9%	0.0%	100.7%	100.4%	- 0.3%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

* 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.

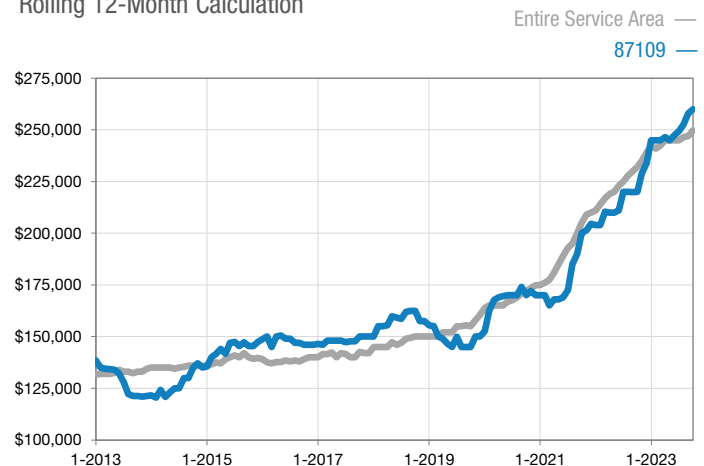
Median Sales Price - Single-Family Detached

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.