

Local Market Update for October 2023

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



87104

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	14	7	- 50.0%	114	72	- 36.8%
Pending Sales	10	6	- 40.0%	94	50	- 46.8%
Closed Sales	8	7	- 12.5%	98	48	- 51.0%
Days on Market Until Sale	21	19	- 9.5%	20	27	+ 35.0%
Median Sales Price*	\$311,450	\$263,500	- 15.4%	\$440,000	\$392,500	- 10.8%
Average Sales Price*	\$398,838	\$258,857	- 35.1%	\$465,757	\$475,150	+ 2.0%
Percent of List Price Received*	99.3%	92.3%	- 7.0%	100.7%	97.9%	- 2.8%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--

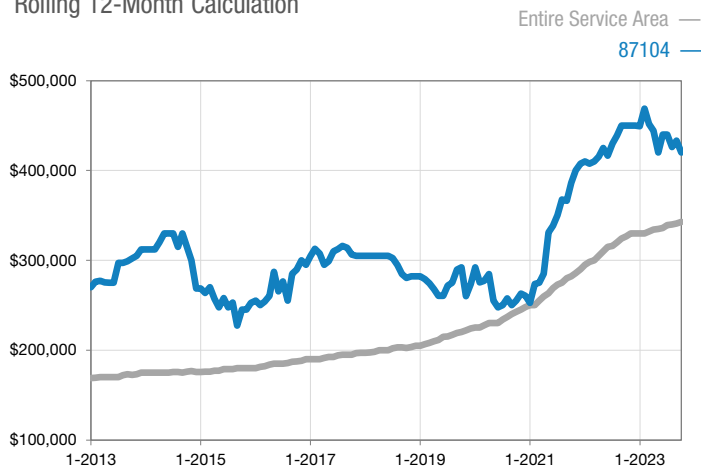
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	2	2	0.0%	26	27	+ 3.8%
Pending Sales	0	3	--	24	26	+ 8.3%
Closed Sales	4	2	- 50.0%	27	24	- 11.1%
Days on Market Until Sale	7	33	+ 371.4%	12	16	+ 33.3%
Median Sales Price*	\$281,500	\$280,000	- 0.5%	\$270,000	\$330,000	+ 22.2%
Average Sales Price*	\$277,000	\$280,000	+ 1.1%	\$309,485	\$375,605	+ 21.4%
Percent of List Price Received*	98.7%	102.4%	+ 3.7%	101.1%	99.7%	- 1.4%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

* 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.

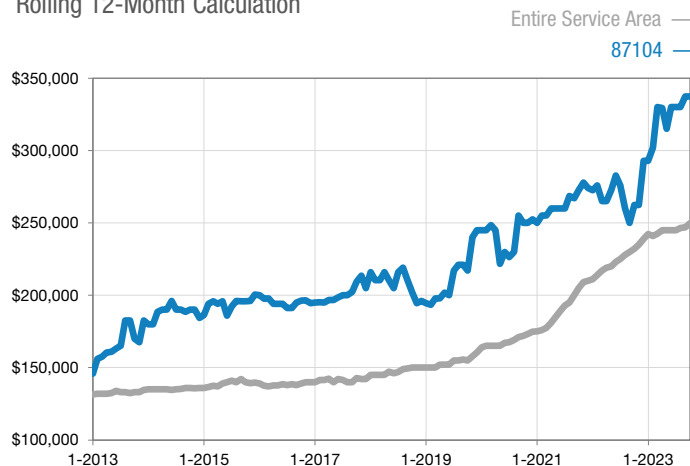
Median Sales Price - Single-Family Detached

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.