

# Local Market Update for October 2023

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
New Listings	13	14	+ 7.7%	175	150	- 14.3%
Pending Sales	9	13	+ 44.4%	140	141	+ 0.7%
Closed Sales	8	10	+ 25.0%	146	132	- 9.6%
Days on Market Until Sale	10	16	+ 60.0%	10	18	+ 80.0%
Median Sales Price*	\$290,000	<b>\$338,950</b>	+ 16.9%	\$344,000	<b>\$372,500</b>	+ 8.3%
Average Sales Price*	\$339,151	<b>\$353,790</b>	+ 4.3%	\$359,485	<b>\$391,869</b>	+ 9.0%
Percent of List Price Received*	99.7%	<b>96.9%</b>	- 2.8%	101.5%	<b>99.5%</b>	- 2.0%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.2	<b>0.9</b>	- 25.0%	--	--	--

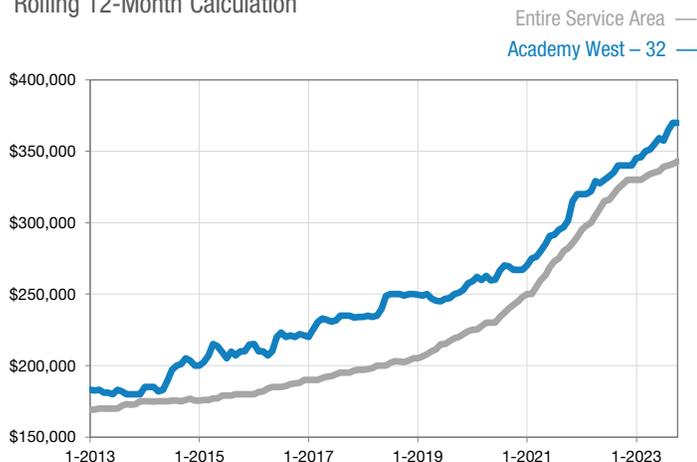
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
New Listings	9	7	- 22.2%	118	99	- 16.1%
Pending Sales	9	8	- 11.1%	111	87	- 21.6%
Closed Sales	17	7	- 58.8%	113	83	- 26.5%
Days on Market Until Sale	12	17	+ 41.7%	12	16	+ 33.3%
Median Sales Price*	\$245,000	<b>\$215,000</b>	- 12.2%	\$219,900	<b>\$265,000</b>	+ 20.5%
Average Sales Price*	\$253,088	<b>\$214,786</b>	- 15.1%	\$217,457	<b>\$242,536</b>	+ 11.5%
Percent of List Price Received*	98.4%	<b>98.3%</b>	- 0.1%	101.3%	<b>100.4%</b>	- 0.9%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.7	<b>1.1</b>	+ 57.1%	--	--	--

\* 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.

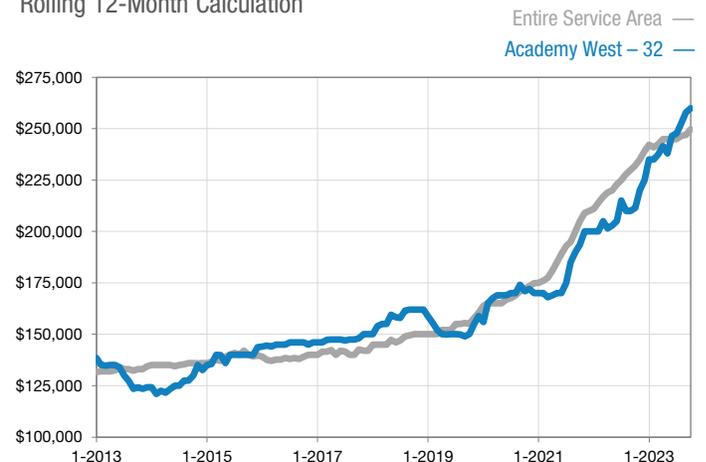
### Median Sales Price - Single-Family Detached

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.