Local Market Update for October 2023

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

gaar

Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached

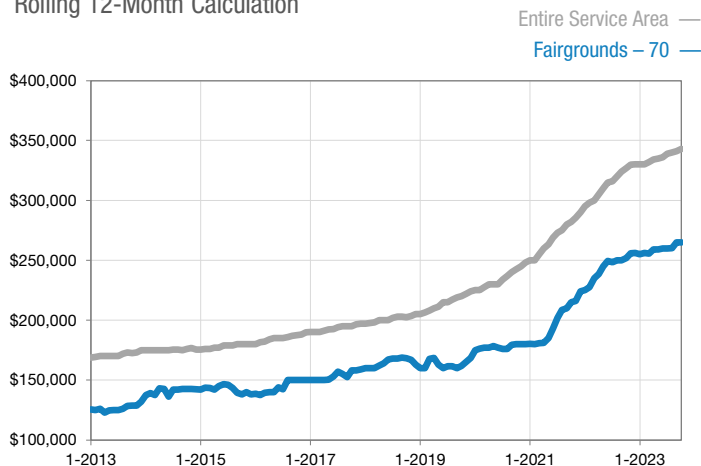| Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	14	10	- 28.6%	155	131	- 15.5%
Pending Sales	11	11	0.0%	140	107	- 23.6%
Closed Sales	17	7	- 58.8%	144	96	- 33.3%
Days on Market Until Sale	14	7	- 50.0%	11	14	+ 27.3%
Median Sales Price*	$227,000	$302,000	+ 33.0%	$257,500	$266,000	+ 3.3%
Average Sales Price*	$257,509	$312,929	+ 21.5%	$260,156	$269,342	+ 3.5%
Percent of List Price Received*	97.3%	100.5%	+ 3.3%	102.0%	100.3%	- 1.7%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	1	0	- 100.0%	6	5	- 16.7%
Pending Sales	2	0	- 100.0%	6	5	- 16.7%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Days on Market Until Sale	170	0	- 100.0%	49	3	- 93.9%
Median Sales Price*	$126,000	$109,000	- 13.5%	$155,500	$249,000	+ 60.1%
Average Sales Price*	$126,000	$109,000	- 13.5%	$158,250	$196,580	+ 24.2%
Percent of List Price Received*	96.9%	90.8%	- 6.3%	100.8%	97.9%	- 2.9%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
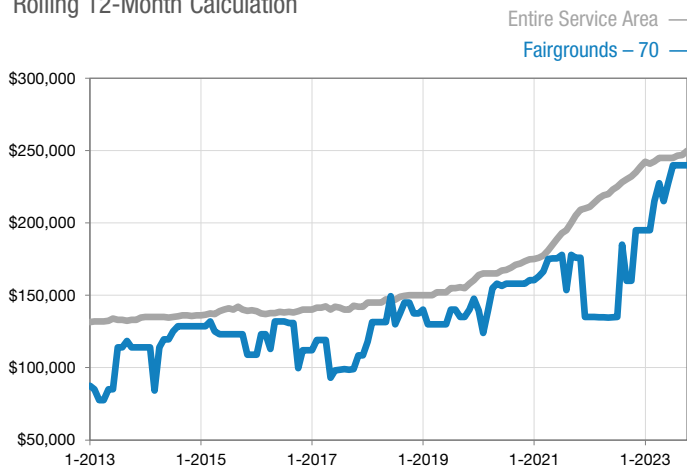
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Fairgrounds – 70 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Fairgrounds – 70 —

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.

Current as of November 5, 2023. All data from the Southwest Multiple Listing Service. Report © 2023 ShowingTime.