

Local Market Update for October 2023

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| New Listings | 3 | 5 | + 66.7% | 46 | 55 | + 19.6% |
| Pending Sales | 3 | 2 | - 33.3% | 56 | 29 | - 48.2% |
| Closed Sales | 1 | 3 | + 200.0% | 65 | 29 | - 55.4% |
| Days on Market Until Sale | 47 | 34 | - 27.7% | 35 | 30 | - 14.3% |
| Median Sales Price* | \$350,000 | \$300,000 | - 14.3% | \$284,900 | \$285,000 | + 0.0% |
| Average Sales Price* | \$350,000 | \$298,333 | - 14.8% | \$313,202 | \$321,655 | + 2.7% |
| Percent of List Price Received* | 97.2% | 98.9% | + 1.7% | 99.4% | 98.6% | - 0.8% |
| Inventory of Homes for Sale | 9 | 15 | + 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 5.5 | + 266.7% | -- | -- | -- |

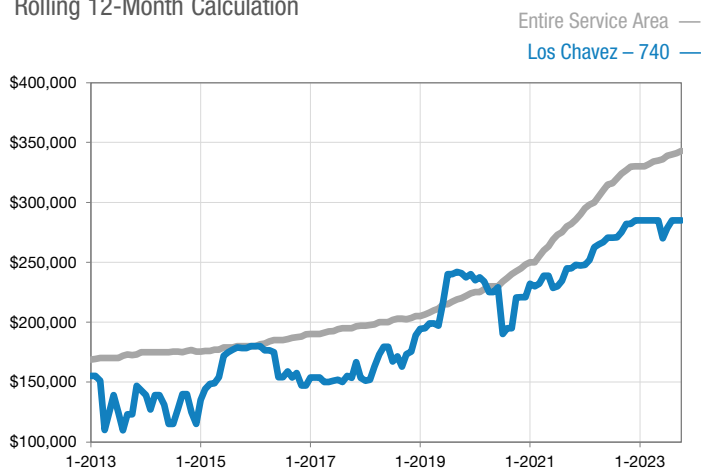
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|--------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| 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.

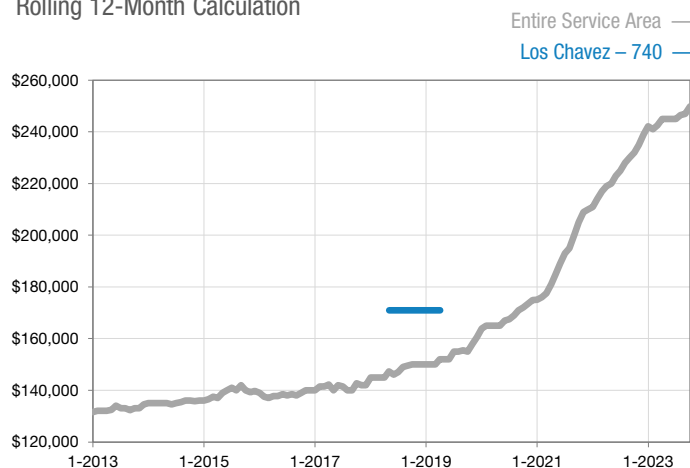
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.