

# Local Market Update for October 2023

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



## South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	4	4	0.0%	68	52	- 23.5%
Pending Sales	5	3	- 40.0%	60	34	- 43.3%
Closed Sales	8	2	- 75.0%	64	30	- 53.1%
Days on Market Until Sale	14	11	- 21.4%	27	24	- 11.1%
Median Sales Price*	\$359,500	<b>\$357,000</b>	- 0.7%	\$362,623	<b>\$402,000</b>	+ 10.9%
Average Sales Price*	\$353,688	<b>\$357,000</b>	+ 0.9%	\$376,513	<b>\$445,114</b>	+ 18.2%
Percent of List Price Received*	95.5%	<b>99.3%</b>	+ 4.0%	98.2%	<b>99.0%</b>	+ 0.8%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.7	3.4	+ 100.0%	--	--	--

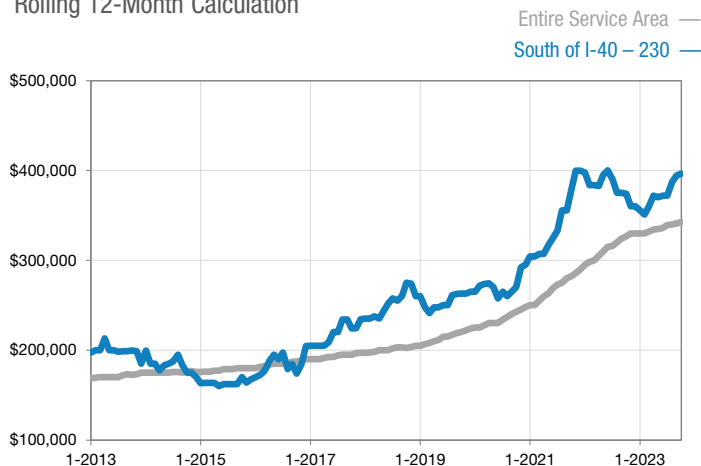
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
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.

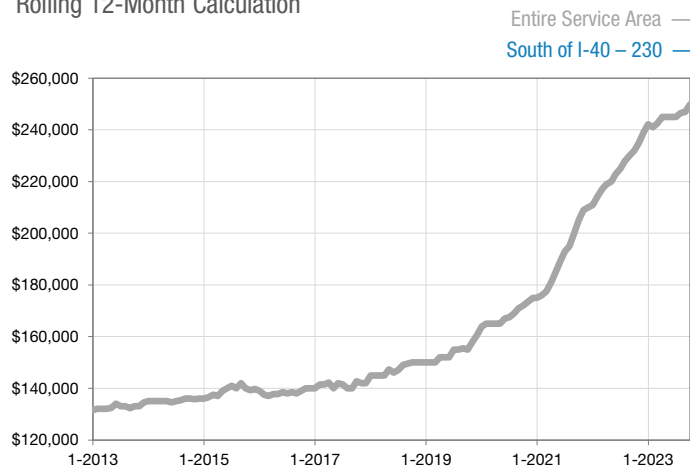
### Median Sales Price - Single-Family Detached

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.