

Local Market Update for October 2023

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	18	13	- 27.8%	191	139	- 27.2%
Pending Sales	11	8	- 27.3%	146	111	- 24.0%
Closed Sales	9	6	- 33.3%	142	109	- 23.2%
Days on Market Until Sale	18	20	+ 11.1%	14	31	+ 121.4%
Median Sales Price*	\$260,000	\$301,750	+ 16.1%	\$300,660	\$285,000	- 5.2%
Average Sales Price*	\$242,711	\$313,083	+ 29.0%	\$350,756	\$348,707	- 0.6%
Percent of List Price Received*	96.9%	96.7%	- 0.2%	101.9%	98.7%	- 3.1%
Inventory of Homes for Sale	25	20	- 20.0%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

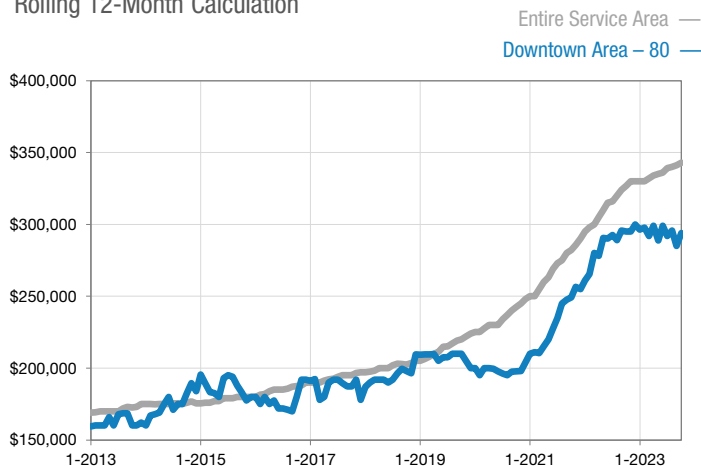
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	5	5	0.0%	81	88	+ 8.6%
Pending Sales	5	6	+ 20.0%	63	78	+ 23.8%
Closed Sales	5	6	+ 20.0%	67	75	+ 11.9%
Days on Market Until Sale	11	28	+ 154.5%	14	28	+ 100.0%
Median Sales Price*	\$270,000	\$307,500	+ 13.9%	\$260,000	\$323,000	+ 24.2%
Average Sales Price*	\$256,600	\$272,833	+ 6.3%	\$266,578	\$309,329	+ 16.0%
Percent of List Price Received*	99.0%	96.3%	- 2.7%	99.9%	98.5%	- 1.4%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--

* 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.

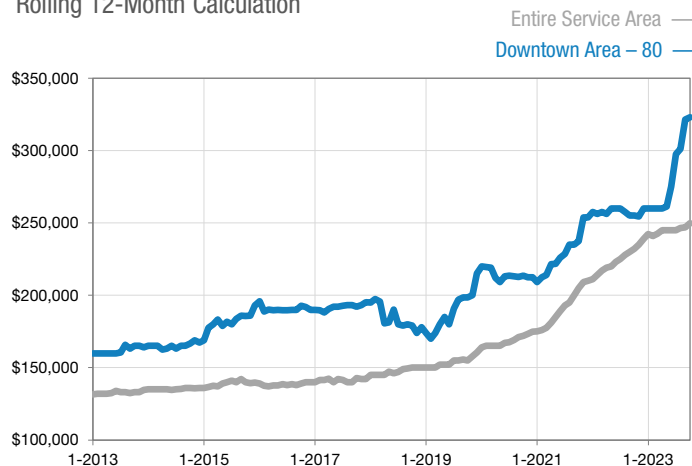
Median Sales Price - Single-Family Detached

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.