

Local Market Update for October 2023

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



87048

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	16	11	- 31.3%	142	109	- 23.2%
Pending Sales	10	11	+ 10.0%	99	93	- 6.1%
Closed Sales	7	7	0.0%	101	85	- 15.8%
Days on Market Until Sale	37	50	+ 35.1%	25	53	+ 112.0%
Median Sales Price*	\$727,500	\$685,000	- 5.8%	\$725,000	\$705,000	- 2.8%
Average Sales Price*	\$749,786	\$670,200	- 10.6%	\$786,721	\$797,739	+ 1.4%
Percent of List Price Received*	96.4%	100.5%	+ 4.3%	99.8%	97.8%	- 2.0%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--

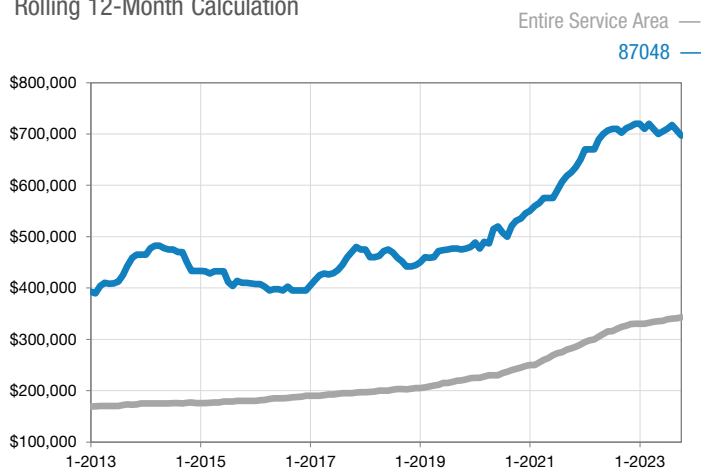
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	0	0.0%	2	6	+ 200.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	--	--	--	3	6	+ 100.0%
Median Sales Price*	--	--	--	\$400,000	\$417,500	+ 4.4%
Average Sales Price*	--	--	--	\$400,000	\$416,250	+ 4.1%
Percent of List Price Received*	--	--	--	105.1%	99.6%	- 5.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.5	--	--	--	--

* 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.

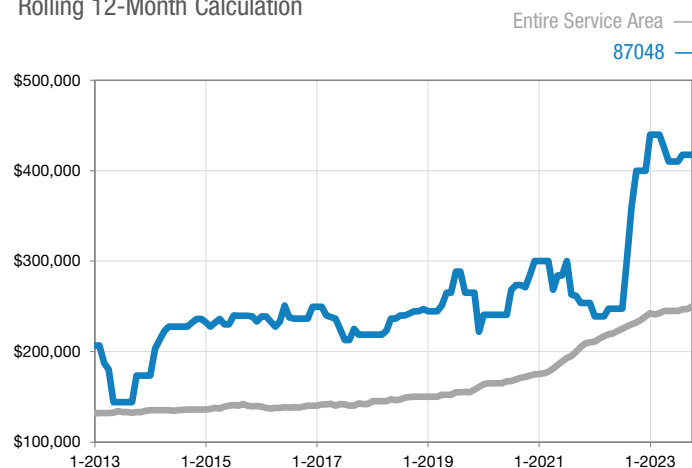
Median Sales Price - Single-Family Detached

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.