

Local Market Update for October 2023

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



Meadow Lake, El Cerro Mission, Monterrey Park – 720

North of Rio del Oro Loop Subdivision, South of Isleta Reservation, East of Manzano Expy to Manzano Mountains

Single-Family Detached

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	2	0	- 100.0%	12	7	- 41.7%
Pending Sales	1	0	- 100.0%	7	9	+ 28.6%
Closed Sales	0	1	--	5	9	+ 80.0%
Days on Market Until Sale	--	4	--	24	53	+ 120.8%
Median Sales Price*	--	\$245,000	--	\$219,000	\$190,000	- 13.2%
Average Sales Price*	--	\$245,000	--	\$227,500	\$173,110	- 23.9%
Percent of List Price Received*	--	98.0%	--	99.0%	94.3%	- 4.7%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--

* 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.

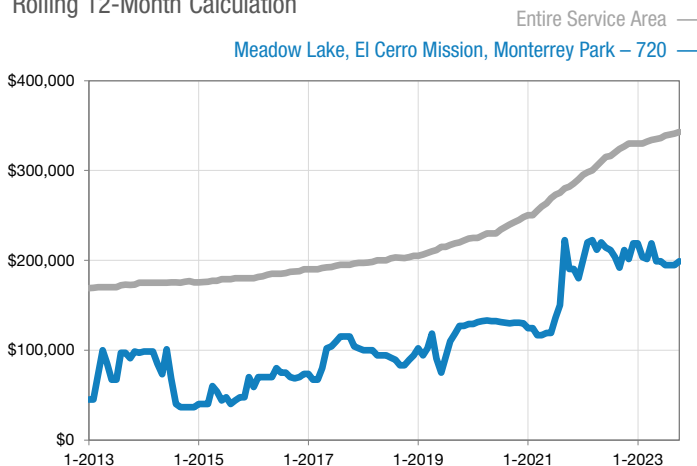
Single-Family Attached

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	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.

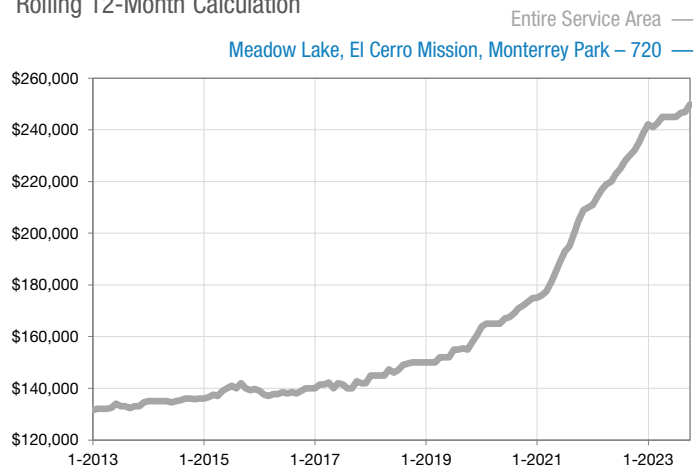
Median Sales Price - Single-Family Detached

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.