

# Local Market Update for October 2023

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



## 87122

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
New Listings	29	<b>34</b>	+ 17.2%	306	<b>271</b>	- 11.4%
Pending Sales	24	<b>25</b>	+ 4.2%	233	<b>216</b>	- 7.3%
Closed Sales	13	<b>21</b>	+ 61.5%	224	<b>210</b>	- 6.3%
Days on Market Until Sale	36	<b>13</b>	- 63.9%	17	<b>22</b>	+ 29.4%
Median Sales Price*	\$799,000	<b>\$800,000</b>	+ 0.1%	\$685,000	<b>\$725,000</b>	+ 5.8%
Average Sales Price*	\$849,846	<b>\$883,743</b>	+ 4.0%	\$747,614	<b>\$808,208</b>	+ 8.1%
Percent of List Price Received*	99.5%	<b>98.5%</b>	- 1.0%	101.0%	<b>98.9%</b>	- 2.1%
Inventory of Homes for Sale	42	<b>39</b>	- 7.1%	--	--	--
Months Supply of Inventory	1.9	<b>1.9</b>	0.0%	--	--	--

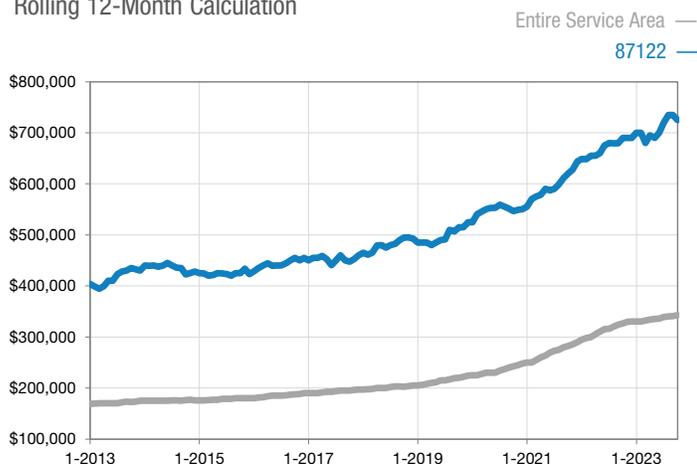
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
New Listings	0	<b>3</b>	--	4	<b>9</b>	+ 125.0%
Pending Sales	0	<b>4</b>	--	4	<b>7</b>	+ 75.0%
Closed Sales	0	<b>1</b>	--	5	<b>5</b>	0.0%
Days on Market Until Sale	--	<b>122</b>	--	2	<b>27</b>	+ 1250.0%
Median Sales Price*	--	<b>\$300,000</b>	--	\$302,000	<b>\$300,900</b>	- 0.4%
Average Sales Price*	--	<b>\$300,000</b>	--	\$299,600	<b>\$351,180</b>	+ 17.2%
Percent of List Price Received*	--	<b>84.7%</b>	--	108.1%	<b>105.4%</b>	- 2.5%
Inventory of Homes for Sale	0	<b>2</b>	--	--	--	--
Months Supply of Inventory	--	<b>1.0</b>	--	--	--	--

\* 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.

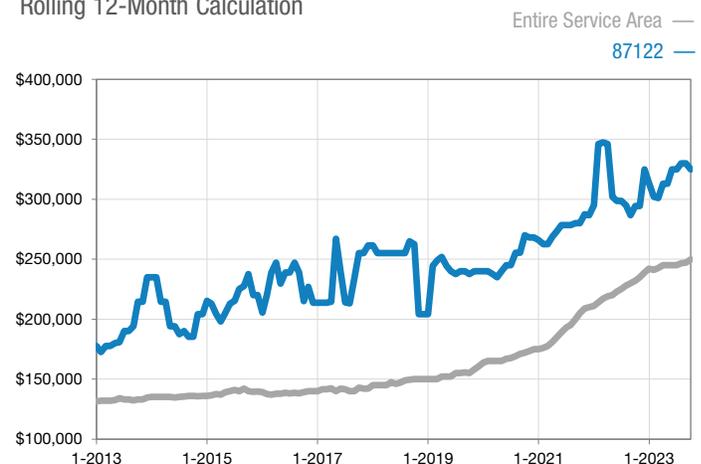
### Median Sales Price - Single-Family Detached

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.