

Local Market Update for October 2023

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	13	17	+ 30.8%	204	165	- 19.1%
Pending Sales	9	19	+ 111.1%	152	142	- 6.6%
Closed Sales	10	16	+ 60.0%	159	133	- 16.4%
Days on Market Until Sale	12	6	- 50.0%	15	28	+ 86.7%
Median Sales Price*	\$278,600	\$357,500	+ 28.3%	\$340,000	\$330,000	- 2.9%
Average Sales Price*	\$277,434	\$369,000	+ 33.0%	\$380,872	\$358,408	- 5.9%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	101.8%	99.6%	- 2.2%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

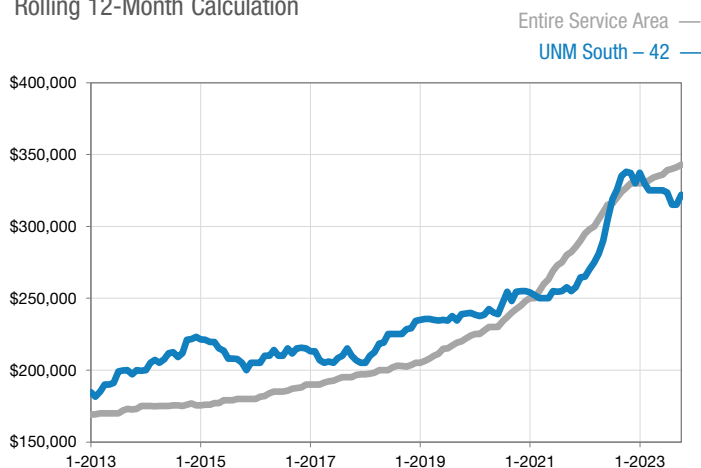
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	2	3	+ 50.0%	33	32	- 3.0%
Pending Sales	0	1	--	27	28	+ 3.7%
Closed Sales	1	4	+ 300.0%	29	30	+ 3.4%
Days on Market Until Sale	20	41	+ 105.0%	12	38	+ 216.7%
Median Sales Price*	\$100,000	\$139,000	+ 39.0%	\$165,000	\$136,500	- 17.3%
Average Sales Price*	\$100,000	\$161,125	+ 61.1%	\$202,014	\$196,593	- 2.7%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 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.

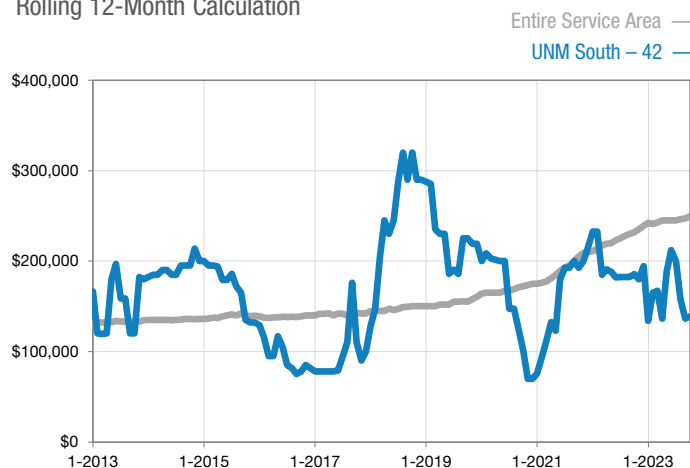
Median Sales Price - Single-Family Detached

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.