

Local Market Update for October 2023

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	16	12	- 25.0%	201	187	- 7.0%
Pending Sales	13	11	- 15.4%	160	150	- 6.3%
Closed Sales	14	14	0.0%	159	145	- 8.8%
Days on Market Until Sale	45	14	- 68.9%	15	18	+ 20.0%
Median Sales Price*	\$407,500	\$347,500	- 14.7%	\$378,000	\$390,000	+ 3.2%
Average Sales Price*	\$491,386	\$343,400	- 30.1%	\$422,177	\$426,730	+ 1.1%
Percent of List Price Received*	96.7%	99.3%	+ 2.7%	101.8%	99.5%	- 2.3%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

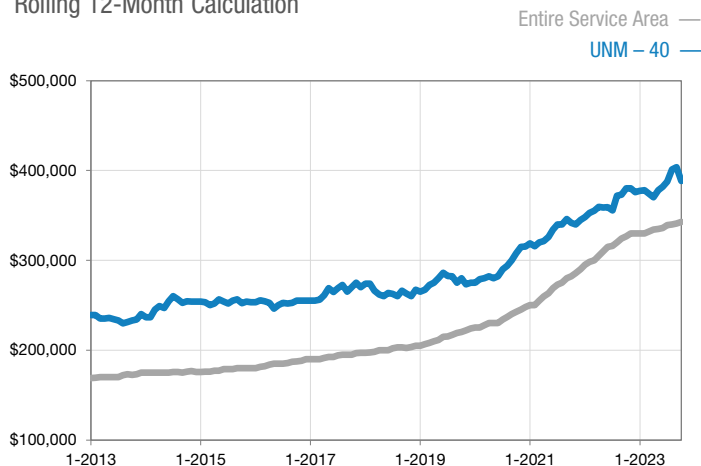
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	14	17	+ 21.4%
Pending Sales	1	3	+ 200.0%	9	12	+ 33.3%
Closed Sales	0	0	0.0%	8	9	+ 12.5%
Days on Market Until Sale	--	--	--	15	4	- 73.3%
Median Sales Price*	--	--	--	\$235,750	\$330,000	+ 40.0%
Average Sales Price*	--	--	--	\$297,494	\$302,656	+ 1.7%
Percent of List Price Received*	--	--	--	97.1%	102.3%	+ 5.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

* 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.

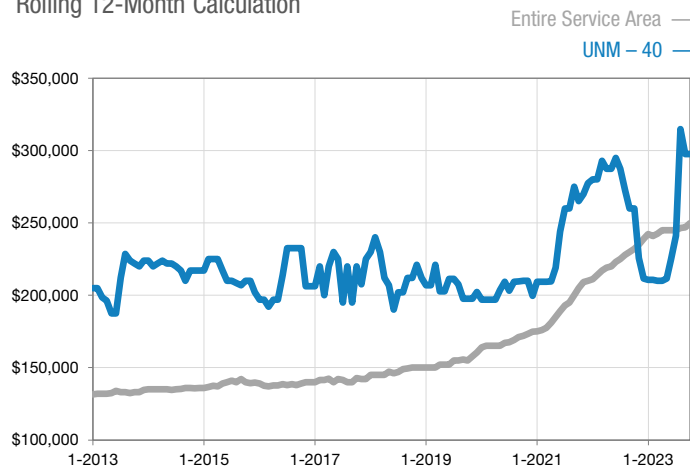
Median Sales Price - Single-Family Detached

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.