

Local Market Update for October 2023

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



87004

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	7	6	- 14.3%	95	75	- 21.1%
Pending Sales	4	7	+ 75.0%	76	62	- 18.4%
Closed Sales	7	9	+ 28.6%	86	57	- 33.7%
Days on Market Until Sale	37	39	+ 5.4%	20	28	+ 40.0%
Median Sales Price*	\$390,000	\$460,000	+ 17.9%	\$387,000	\$365,000	- 5.7%
Average Sales Price*	\$365,571	\$439,804	+ 20.3%	\$411,727	\$383,083	- 7.0%
Percent of List Price Received*	96.3%	98.5%	+ 2.3%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

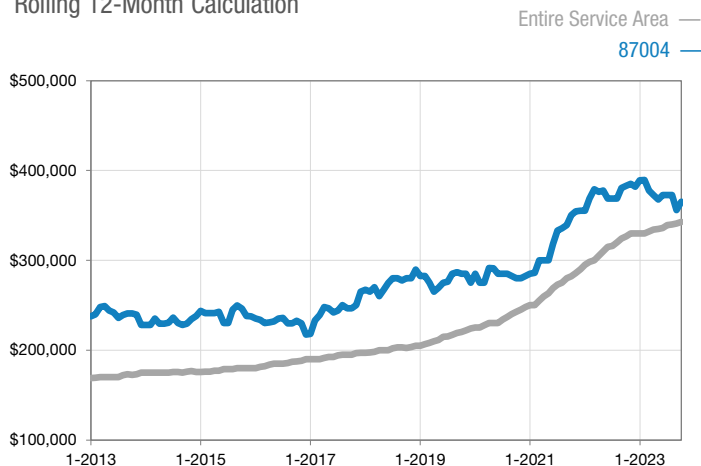
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	--	--	--	5	2	- 60.0%
Median Sales Price*	--	--	--	\$164,950	\$187,450	+ 13.6%
Average Sales Price*	--	--	--	\$164,950	\$187,450	+ 13.6%
Percent of List Price Received*	--	--	--	100.0%	101.2%	+ 1.2%
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.

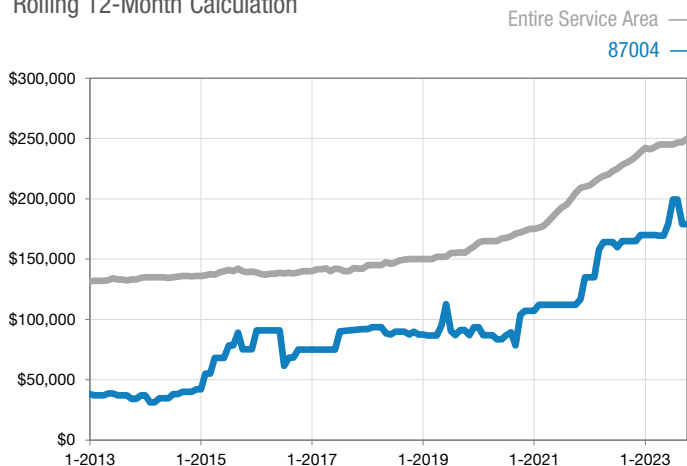
Median Sales Price - Single-Family Detached

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.