

Local Market Update for October 2023

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



North Albuquerque Acres Area – 20

East of Ventura St NE / Holbrook St NE, South of Elena Dr NE, West of Tennyson St NE, North of San Antonio Dr NE

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	14	16	+ 14.3%	124	117	- 5.6%
Pending Sales	5	15	+ 200.0%	87	98	+ 12.6%
Closed Sales	5	10	+ 100.0%	84	91	+ 8.3%
Days on Market Until Sale	42	4	- 90.5%	18	23	+ 27.8%
Median Sales Price*	\$788,000	\$1,005,000	+ 27.5%	\$781,500	\$829,900	+ 6.2%
Average Sales Price*	\$694,800	\$1,097,265	+ 57.9%	\$869,609	\$896,963	+ 3.1%
Percent of List Price Received*	98.7%	97.4%	- 1.3%	100.7%	98.8%	- 1.9%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--

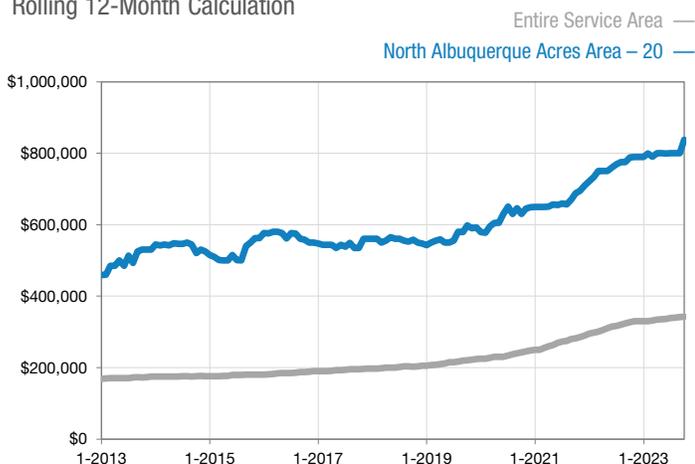
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
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.

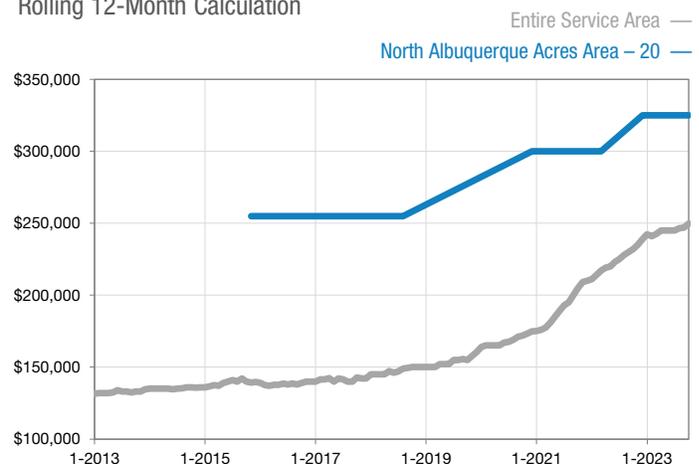
Median Sales Price - Single-Family Detached

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.