

Local Market Update for October 2023

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	31	30	- 3.2%	420	387	- 7.9%
Pending Sales	21	30	+ 42.9%	359	346	- 3.6%
Closed Sales	31	31	0.0%	376	329	- 12.5%
Days on Market Until Sale	15	19	+ 26.7%	11	16	+ 45.5%
Median Sales Price*	\$410,000	\$399,900	- 2.5%	\$420,000	\$451,100	+ 7.4%
Average Sales Price*	\$549,261	\$477,175	- 13.1%	\$477,537	\$509,282	+ 6.6%
Percent of List Price Received*	99.1%	99.6%	+ 0.5%	101.8%	100.2%	- 1.6%
Inventory of Homes for Sale	43	42	- 2.3%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

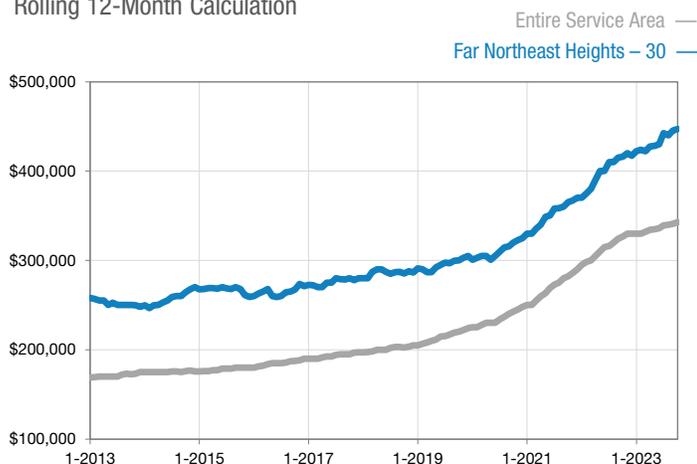
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	15	8	- 46.7%	121	88	- 27.3%
Pending Sales	13	8	- 38.5%	97	83	- 14.4%
Closed Sales	6	8	+ 33.3%	91	85	- 6.6%
Days on Market Until Sale	5	5	0.0%	6	9	+ 50.0%
Median Sales Price*	\$277,500	\$334,500	+ 20.5%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$280,000	\$328,006	+ 17.1%	\$304,592	\$316,833	+ 4.0%
Percent of List Price Received*	101.2%	101.9%	+ 0.7%	102.6%	100.8%	- 1.8%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--

* 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.

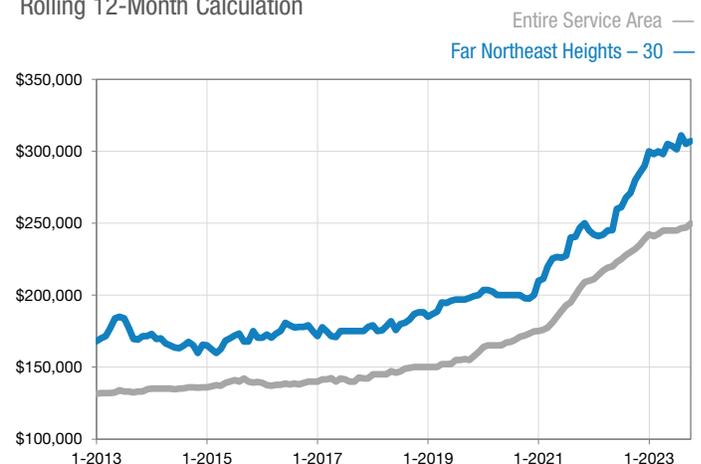
Median Sales Price - Single-Family Detached

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.