

Local Market Update for October 2023

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



87144

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	86	125	+ 45.3%	1,167	1,092	- 6.4%
Pending Sales	76	91	+ 19.7%	918	869	- 5.3%
Closed Sales	83	86	+ 3.6%	982	827	- 15.8%
Days on Market Until Sale	25	41	+ 64.0%	16	37	+ 131.3%
Median Sales Price*	\$350,000	\$374,690	+ 7.1%	\$350,000	\$355,000	+ 1.4%
Average Sales Price*	\$381,598	\$397,838	+ 4.3%	\$371,958	\$391,925	+ 5.4%
Percent of List Price Received*	98.6%	99.5%	+ 0.9%	101.1%	99.8%	- 1.3%
Inventory of Homes for Sale	190	207	+ 8.9%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

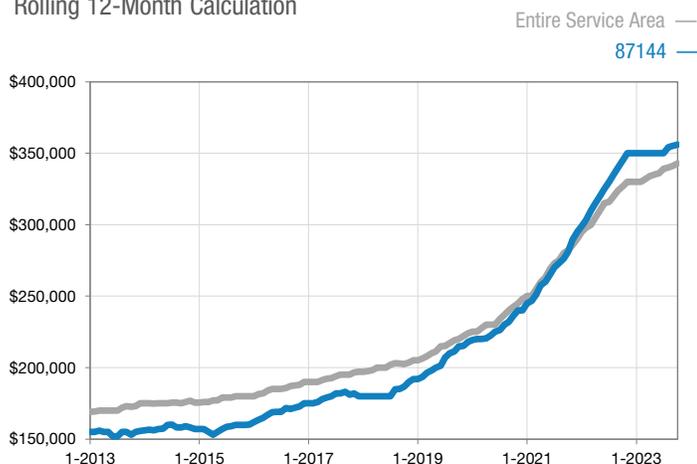
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	5	1	- 80.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	2	2	0.0%
Median Sales Price*	--	--	--	\$265,000	\$265,000	0.0%
Average Sales Price*	--	--	--	\$265,000	\$265,000	0.0%
Percent of List Price Received*	--	--	--	104.0%	100.0%	- 3.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

* 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.

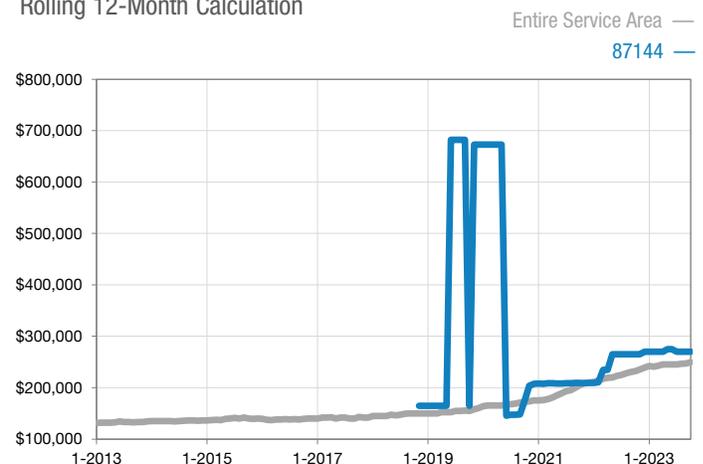
Median Sales Price - Single-Family Detached

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.