

# Local Market Update for October 2023

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



## Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
New Listings	3	5	+ 66.7%	46	55	+ 19.6%
Pending Sales	3	2	- 33.3%	56	29	- 48.2%
Closed Sales	1	3	+ 200.0%	65	29	- 55.4%
Days on Market Until Sale	47	34	- 27.7%	35	30	- 14.3%
Median Sales Price*	\$350,000	<b>\$300,000</b>	- 14.3%	\$284,900	<b>\$285,000</b>	+ 0.0%
Average Sales Price*	\$350,000	<b>\$298,333</b>	- 14.8%	\$313,202	<b>\$321,655</b>	+ 2.7%
Percent of List Price Received*	97.2%	<b>98.9%</b>	+ 1.7%	99.4%	<b>98.6%</b>	- 0.8%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	1.5	5.5	+ 266.7%	--	--	--

\* 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		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
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.

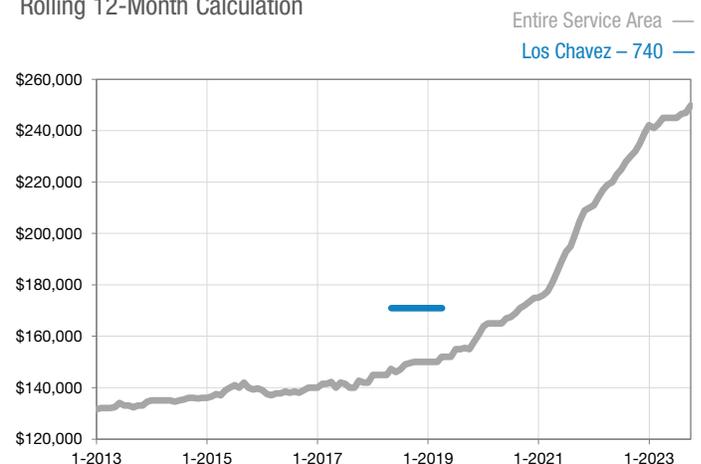
### Median Sales Price - Single-Family Detached

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.