

Local Market Update for October 2023

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	18	9	- 50.0%	192	144	- 25.0%
Pending Sales	17	5	- 70.6%	164	109	- 33.5%
Closed Sales	18	6	- 66.7%	161	106	- 34.2%
Days on Market Until Sale	22	6	- 72.7%	18	14	- 22.2%
Median Sales Price*	\$397,000	\$572,500	+ 44.2%	\$425,000	\$464,250	+ 9.2%
Average Sales Price*	\$435,761	\$748,750	+ 71.8%	\$462,639	\$500,209	+ 8.1%
Percent of List Price Received*	99.7%	98.6%	- 1.1%	101.4%	100.5%	- 0.9%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

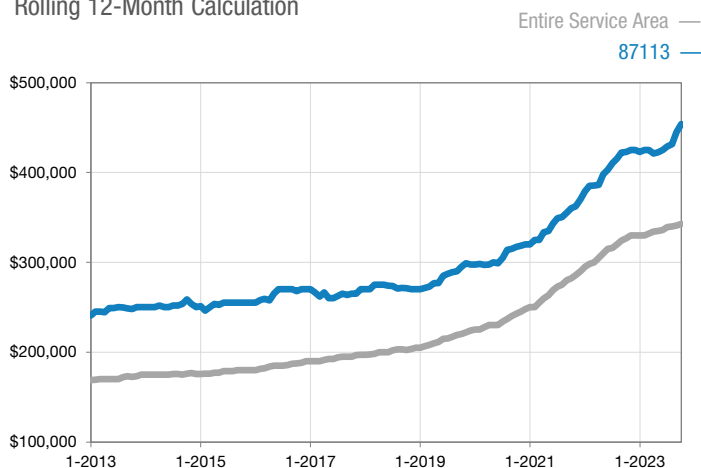
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	3	4	+ 33.3%	24	17	- 29.2%
Pending Sales	3	2	- 33.3%	23	14	- 39.1%
Closed Sales	2	0	- 100.0%	22	11	- 50.0%
Days on Market Until Sale	15	--	--	4	9	+ 125.0%
Median Sales Price*	\$208,300	--	--	\$235,500	\$251,300	+ 6.7%
Average Sales Price*	\$208,300	--	--	\$244,868	\$248,891	+ 1.6%
Percent of List Price Received*	99.9%	--	--	103.5%	99.2%	- 4.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

* 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.

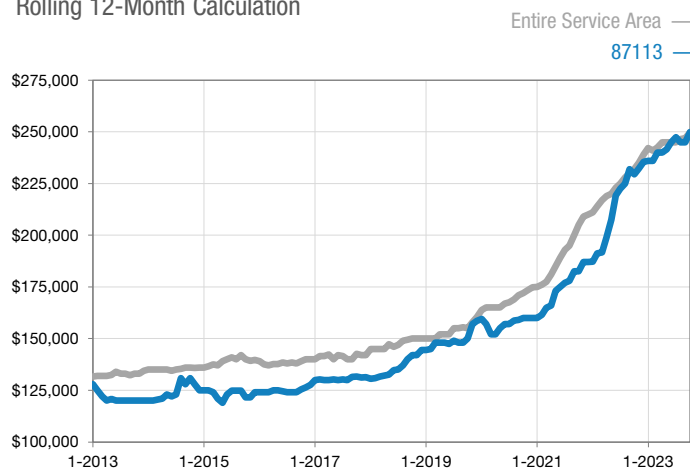
Median Sales Price - Single-Family Detached

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.