

Local Market Update for October 2023

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	65	50	- 23.1%	756	563	- 25.5%
Pending Sales	50	56	+ 12.0%	631	506	- 19.8%
Closed Sales	65	56	- 13.8%	637	482	- 24.3%
Days on Market Until Sale	17	20	+ 17.6%	10	18	+ 80.0%
Median Sales Price*	\$250,000	\$272,500	+ 9.0%	\$252,000	\$269,000	+ 6.7%
Average Sales Price*	\$259,851	\$279,718	+ 7.6%	\$256,925	\$274,479	+ 6.8%
Percent of List Price Received*	100.2%	101.1%	+ 0.9%	101.8%	100.5%	- 1.3%
Inventory of Homes for Sale	78	68	- 12.8%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

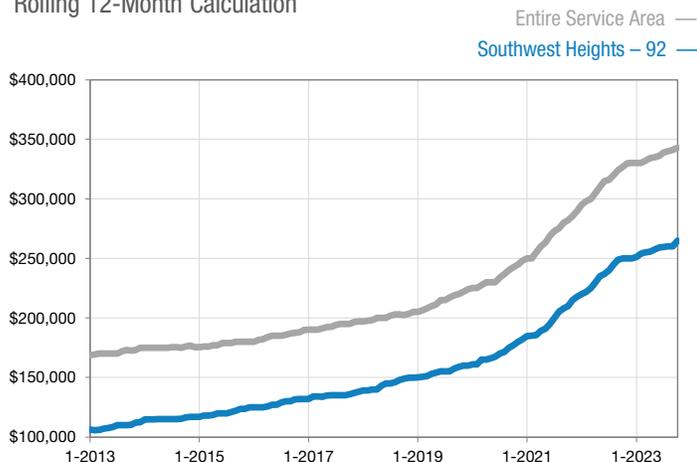
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	12	5	- 58.3%
Pending Sales	0	0	0.0%	13	8	- 38.5%
Closed Sales	0	0	0.0%	13	8	- 38.5%
Days on Market Until Sale	--	--	--	6	21	+ 250.0%
Median Sales Price*	--	--	--	\$177,000	\$209,500	+ 18.4%
Average Sales Price*	--	--	--	\$186,692	\$215,750	+ 15.6%
Percent of List Price Received*	--	--	--	104.0%	102.0%	- 1.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

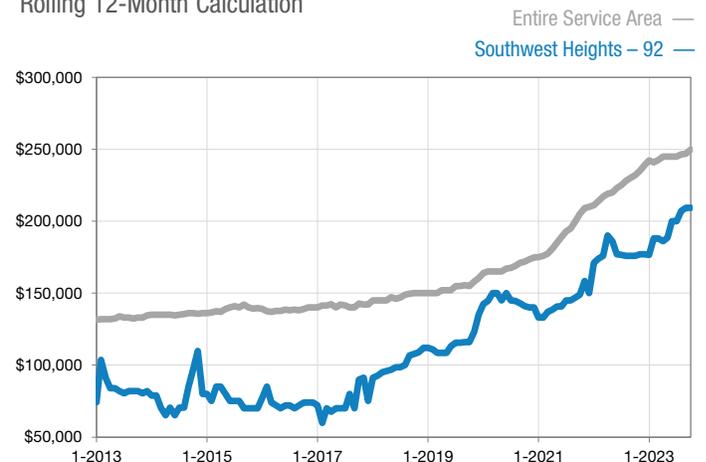
Median Sales Price - Single-Family Detached

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.