

Local Market Update for October 2023

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	19	20	+ 5.3%	214	147	- 31.3%
Pending Sales	18	12	- 33.3%	185	110	- 40.5%
Closed Sales	14	9	- 35.7%	185	104	- 43.8%
Days on Market Until Sale	23	27	+ 17.4%	17	22	+ 29.4%
Median Sales Price*	\$210,000	\$292,000	+ 39.0%	\$220,000	\$244,000	+ 10.9%
Average Sales Price*	\$231,250	\$283,667	+ 22.7%	\$231,950	\$264,951	+ 14.2%
Percent of List Price Received*	100.9%	98.5%	- 2.4%	100.5%	98.8%	- 1.7%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--

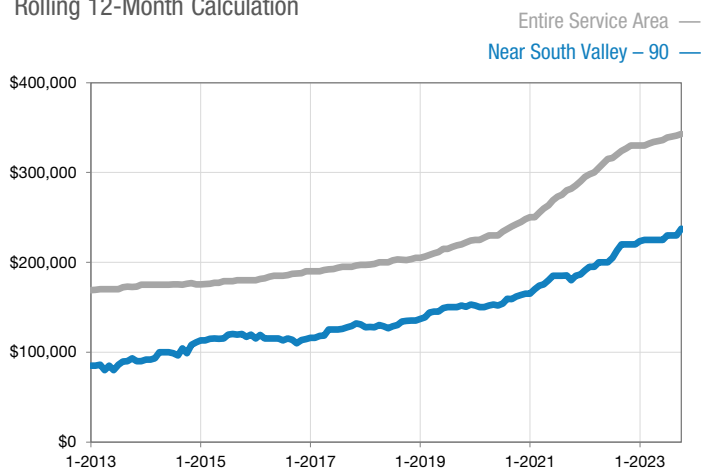
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	2	--	22	7	- 68.2%
Pending Sales	2	1	- 50.0%	11	7	- 36.4%
Closed Sales	0	1	--	9	5	- 44.4%
Days on Market Until Sale	--	28	--	10	36	+ 260.0%
Median Sales Price*	--	\$192,000	--	\$157,500	\$145,000	- 7.9%
Average Sales Price*	--	\$192,000	--	\$145,767	\$148,590	+ 1.9%
Percent of List Price Received*	--	96.5%	--	98.9%	94.4%	- 4.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

* 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.

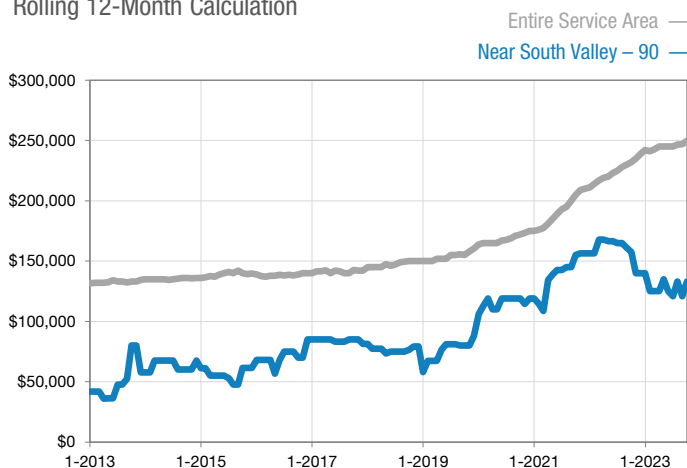
Median Sales Price - Single-Family Detached

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.