

Local Market Update for October 2023

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| New Listings | 13 | 14 | + 7.7% | 175 | 150 | - 14.3% |
| Pending Sales | 9 | 13 | + 44.4% | 140 | 141 | + 0.7% |
| Closed Sales | 8 | 10 | + 25.0% | 146 | 132 | - 9.6% |
| Days on Market Until Sale | 10 | 16 | + 60.0% | 10 | 18 | + 80.0% |
| Median Sales Price* | \$290,000 | \$338,950 | + 16.9% | \$344,000 | \$372,500 | + 8.3% |
| Average Sales Price* | \$339,151 | \$353,790 | + 4.3% | \$359,485 | \$391,869 | + 9.0% |
| Percent of List Price Received* | 99.7% | 96.9% | - 2.8% | 101.5% | 99.5% | - 2.0% |
| Inventory of Homes for Sale | 16 | 11 | - 31.3% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 0.9 | - 25.0% | -- | -- | -- |

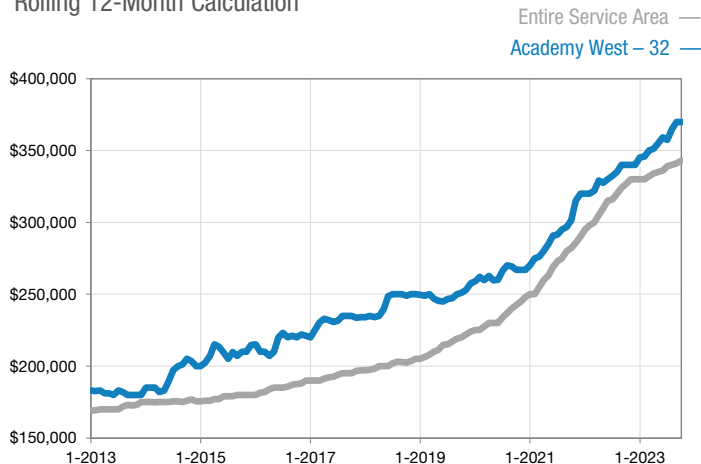
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| New Listings | 9 | 7 | - 22.2% | 118 | 99 | - 16.1% |
| Pending Sales | 9 | 8 | - 11.1% | 111 | 87 | - 21.6% |
| Closed Sales | 17 | 7 | - 58.8% | 113 | 83 | - 26.5% |
| Days on Market Until Sale | 12 | 17 | + 41.7% | 12 | 16 | + 33.3% |
| Median Sales Price* | \$245,000 | \$215,000 | - 12.2% | \$219,900 | \$265,000 | + 20.5% |
| Average Sales Price* | \$253,088 | \$214,786 | - 15.1% | \$217,457 | \$242,536 | + 11.5% |
| Percent of List Price Received* | 98.4% | 98.3% | - 0.1% | 101.3% | 100.4% | - 0.9% |
| Inventory of Homes for Sale | 7 | 9 | + 28.6% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 1.1 | + 57.1% | -- | -- | -- |

* 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.

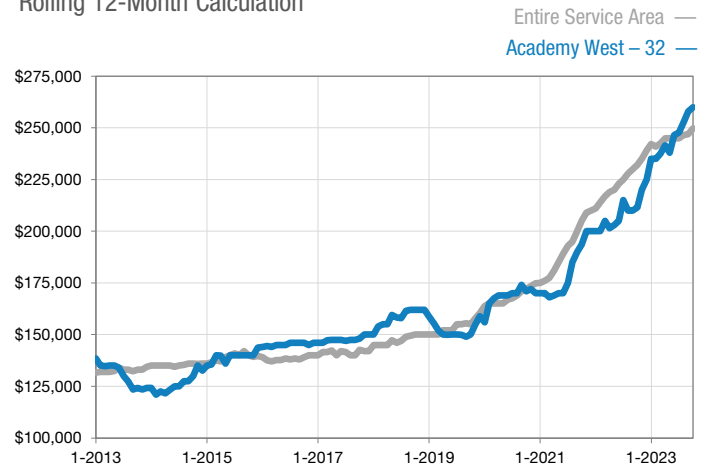
Median Sales Price - Single-Family Detached

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.