

Local Market Update for October 2023

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



87002

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	19	26	+ 36.8%	264	269	+ 1.9%
Pending Sales	17	26	+ 52.9%	216	213	- 1.4%
Closed Sales	14	20	+ 42.9%	227	191	- 15.9%
Days on Market Until Sale	32	36	+ 12.5%	29	49	+ 69.0%
Median Sales Price*	\$247,950	\$263,400	+ 6.2%	\$247,900	\$256,900	+ 3.6%
Average Sales Price*	\$240,193	\$249,451	+ 3.9%	\$253,347	\$267,654	+ 5.6%
Percent of List Price Received*	98.8%	96.5%	- 2.3%	100.0%	97.8%	- 2.2%
Inventory of Homes for Sale	65	59	- 9.2%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--

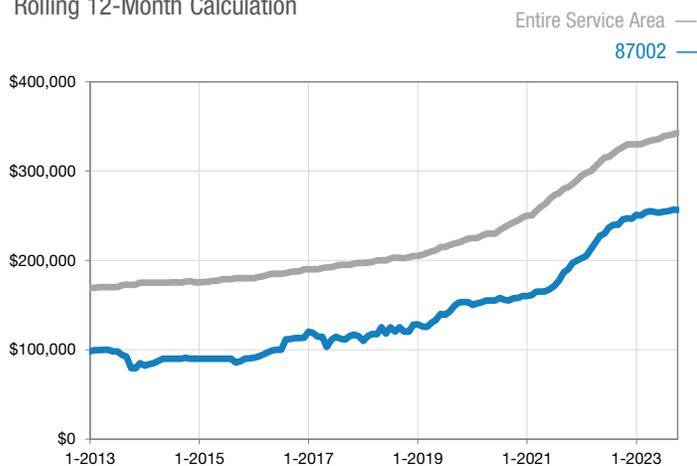
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	26	19	- 26.9%
Pending Sales	4	0	- 100.0%	26	13	- 50.0%
Closed Sales	5	0	- 100.0%	27	13	- 51.9%
Days on Market Until Sale	35	--	--	14	10	- 28.6%
Median Sales Price*	\$177,000	--	--	\$162,000	\$188,000	+ 16.0%
Average Sales Price*	\$152,400	--	--	\$160,856	\$181,696	+ 13.0%
Percent of List Price Received*	93.6%	--	--	99.6%	102.2%	+ 2.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

* 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.

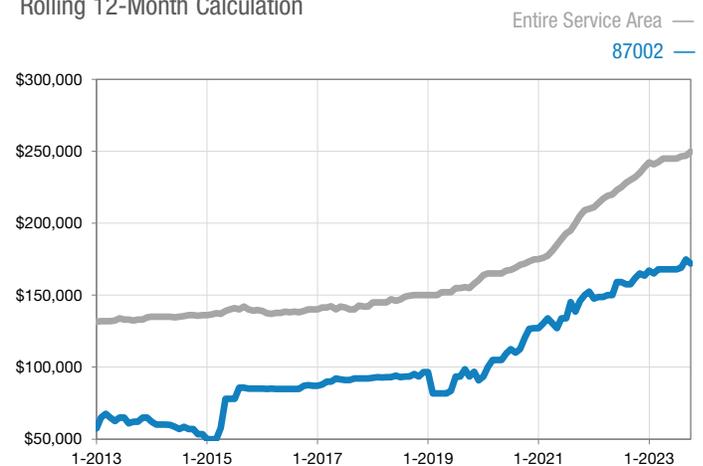
Median Sales Price - Single-Family Detached

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.