

# Local Market Update for October 2023

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



## Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte 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	19	9	- 52.6%	206	151	- 26.7%
Pending Sales	20	5	- 75.0%	173	116	- 32.9%
Closed Sales	16	9	- 43.8%	169	117	- 30.8%
Days on Market Until Sale	28	7	- 75.0%	16	12	- 25.0%
Median Sales Price*	\$432,500	<b>\$670,000</b>	+ 54.9%	\$505,000	<b>\$535,000</b>	+ 5.9%
Average Sales Price*	\$519,763	<b>\$776,056</b>	+ 49.3%	\$555,330	<b>\$592,713</b>	+ 6.7%
Percent of List Price Received*	100.0%	<b>99.2%</b>	- 0.8%	100.9%	<b>100.1%</b>	- 0.8%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

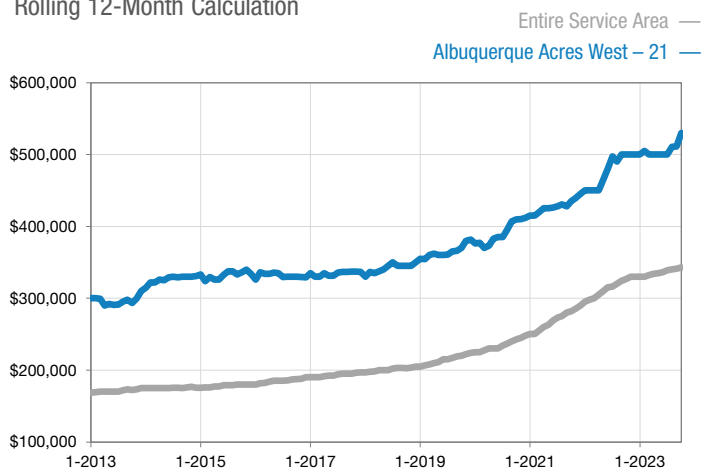
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	0	0.0%	5	4	- 20.0%
Pending Sales	0	0	0.0%	6	3	- 50.0%
Closed Sales	0	0	0.0%	7	2	- 71.4%
Days on Market Until Sale	--	--	--	2	7	+ 250.0%
Median Sales Price*	--	--	--	\$295,000	<b>\$286,000</b>	- 3.1%
Average Sales Price*	--	--	--	\$312,714	<b>\$286,000</b>	- 8.5%
Percent of List Price Received*	--	--	--	103.2%	<b>100.0%</b>	- 3.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

\* 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.

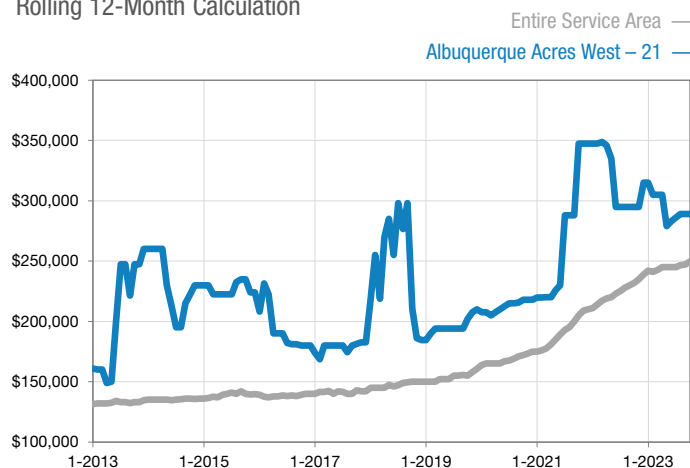
### Median Sales Price - Single-Family Detached

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.