

Local Market Update for October 2023

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



87102

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	12	11	- 8.3%	157	131	- 16.6%
Pending Sales	7	8	+ 14.3%	116	104	- 10.3%
Closed Sales	8	5	- 37.5%	112	103	- 8.0%
Days on Market Until Sale	31	26	- 16.1%	13	27	+ 107.7%
Median Sales Price*	\$215,500	\$340,000	+ 57.8%	\$235,000	\$250,000	+ 6.4%
Average Sales Price*	\$219,550	\$322,300	+ 46.8%	\$260,082	\$268,395	+ 3.2%
Percent of List Price Received*	95.9%	99.7%	+ 4.0%	101.5%	99.5%	- 2.0%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

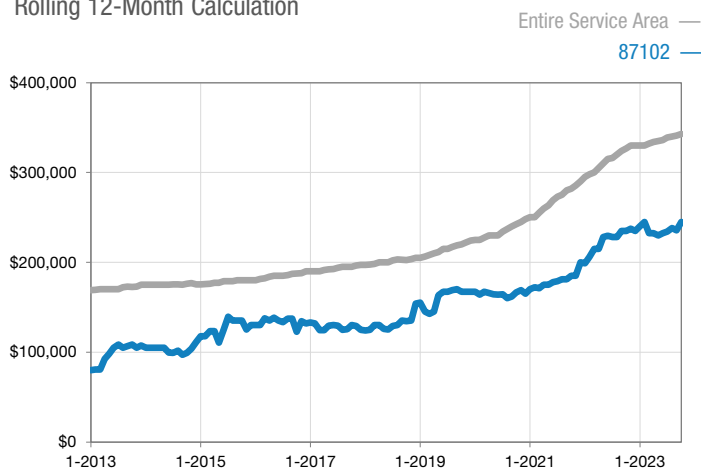
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	3	5	+ 66.7%	61	67	+ 9.8%
Pending Sales	5	4	- 20.0%	46	58	+ 26.1%
Closed Sales	1	5	+ 400.0%	48	55	+ 14.6%
Days on Market Until Sale	25	21	- 16.0%	14	33	+ 135.7%
Median Sales Price*	\$175,000	\$300,000	+ 71.4%	\$241,950	\$300,000	+ 24.0%
Average Sales Price*	\$175,000	\$264,400	+ 51.1%	\$255,692	\$286,620	+ 12.1%
Percent of List Price Received*	100.1%	96.2%	- 3.9%	99.5%	98.2%	- 1.3%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--

* 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.

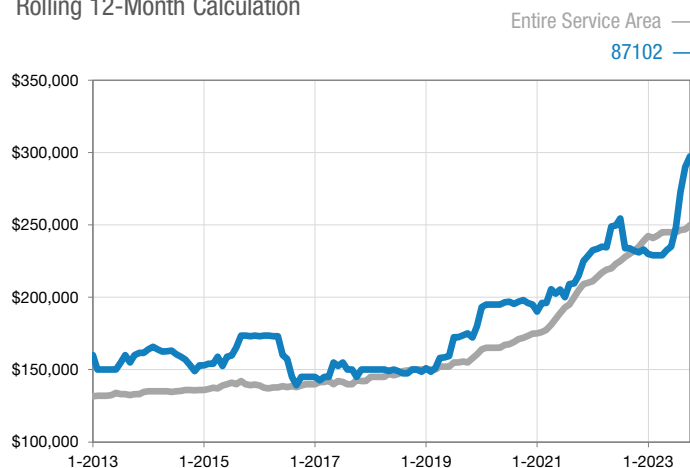
Median Sales Price - Single-Family Detached

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.