

Local Market Update for October 2023

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



87123

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	29	37	+ 27.6%	454	365	- 19.6%
Pending Sales	22	38	+ 72.7%	387	312	- 19.4%
Closed Sales	28	24	- 14.3%	403	301	- 25.3%
Days on Market Until Sale	21	21	0.0%	14	21	+ 50.0%
Median Sales Price*	\$325,599	\$318,000	- 2.3%	\$337,000	\$359,900	+ 6.8%
Average Sales Price*	\$343,976	\$356,142	+ 3.5%	\$353,013	\$377,580	+ 7.0%
Percent of List Price Received*	99.7%	98.7%	- 1.0%	101.4%	99.5%	- 1.9%
Inventory of Homes for Sale	48	38	- 20.8%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

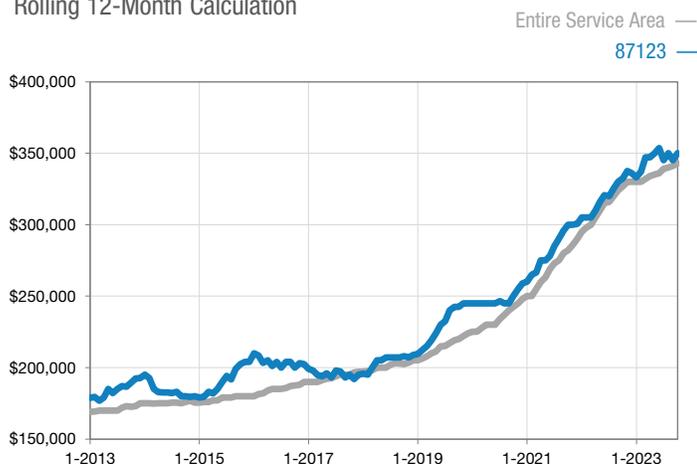
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	5	6	+ 20.0%	87	87	0.0%
Pending Sales	7	8	+ 14.3%	86	77	- 10.5%
Closed Sales	0	12	--	88	77	- 12.5%
Days on Market Until Sale	--	14	--	13	10	- 23.1%
Median Sales Price*	--	\$280,000	--	\$265,000	\$268,500	+ 1.3%
Average Sales Price*	--	\$279,333	--	\$271,379	\$265,881	- 2.0%
Percent of List Price Received*	--	99.1%	--	102.4%	100.7%	- 1.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
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.

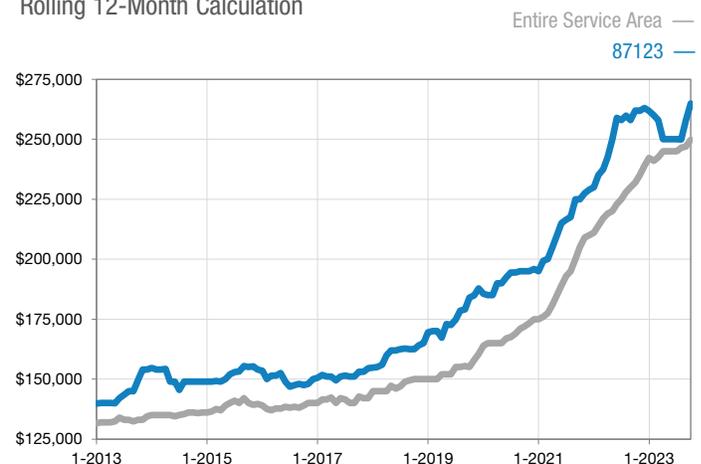
Median Sales Price - Single-Family Detached

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.