

# Local Market Update for October 2023

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



## Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
New Listings	16	5	- 68.8%	139	77	- 44.6%
Pending Sales	10	5	- 50.0%	83	66	- 20.5%
Closed Sales	12	5	- 58.3%	82	65	- 20.7%
Days on Market Until Sale	24	12	- 50.0%	22	34	+ 54.5%
Median Sales Price*	\$412,500	<b>\$310,000</b>	- 24.8%	\$287,500	<b>\$305,000</b>	+ 6.1%
Average Sales Price*	\$456,250	<b>\$382,980</b>	- 16.1%	\$364,453	<b>\$367,318</b>	+ 0.8%
Percent of List Price Received*	97.7%	<b>97.4%</b>	- 0.3%	99.1%	<b>98.1%</b>	- 1.0%
Inventory of Homes for Sale	27	10	- 63.0%	--	--	--
Months Supply of Inventory	3.5	1.6	- 54.3%	--	--	--

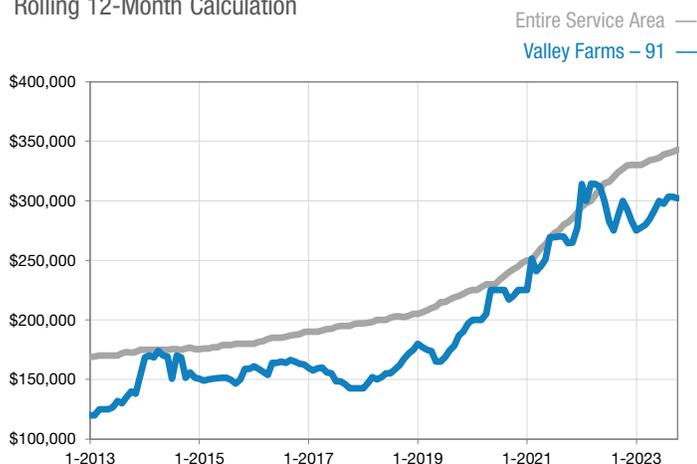
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

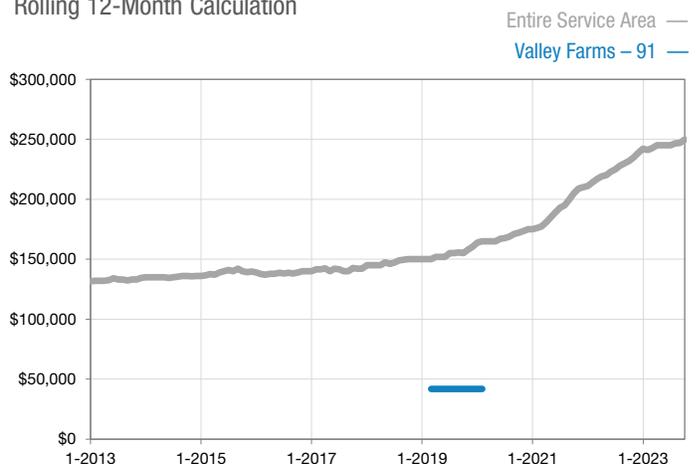
### Median Sales Price - Single-Family Detached

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.