

# Local Market Update for October 2023

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



## South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

| 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                    | 4         | 4                | 0.0%           | 68           | 52               | - 23.5%        |
| Pending Sales                   | 5         | 3                | - 40.0%        | 60           | 34               | - 43.3%        |
| Closed Sales                    | 8         | 2                | - 75.0%        | 64           | 30               | - 53.1%        |
| Days on Market Until Sale       | 14        | 11               | - 21.4%        | 27           | 24               | - 11.1%        |
| Median Sales Price*             | \$359,500 | <b>\$357,000</b> | - 0.7%         | \$362,623    | <b>\$402,000</b> | + 10.9%        |
| Average Sales Price*            | \$353,688 | <b>\$357,000</b> | + 0.9%         | \$376,513    | <b>\$445,114</b> | + 18.2%        |
| Percent of List Price Received* | 95.5%     | <b>99.3%</b>     | + 4.0%         | 98.2%        | <b>99.0%</b>     | + 0.8%         |
| Inventory of Homes for Sale     | 11        | 11               | 0.0%           | --           | --               | --             |
| Months Supply of Inventory      | 1.7       | 3.4              | + 100.0%       | --           | --               | --             |

\* 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 |
| <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.

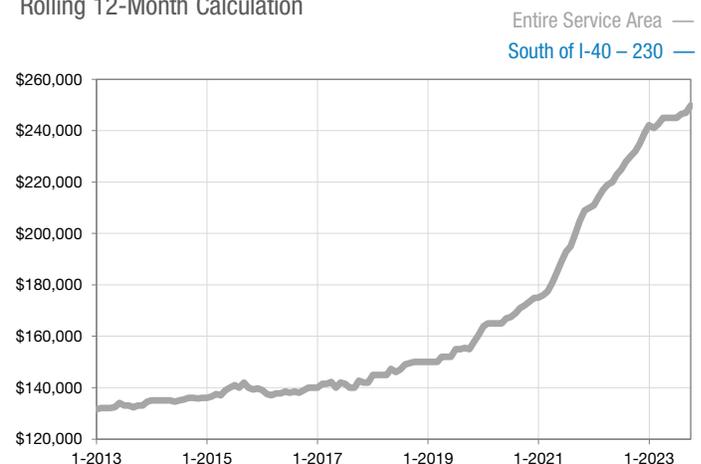
### Median Sales Price - Single-Family Detached

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.