

Local Market Update for October 2023

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	13	19	+ 46.2%	158	143	- 9.5%
Pending Sales	9	15	+ 66.7%	135	123	- 8.9%
Closed Sales	14	9	- 35.7%	136	123	- 9.6%
Days on Market Until Sale	23	13	- 43.5%	11	21	+ 90.9%
Median Sales Price*	\$368,500	\$415,000	+ 12.6%	\$426,750	\$450,876	+ 5.7%
Average Sales Price*	\$409,071	\$392,764	- 4.0%	\$440,403	\$462,615	+ 5.0%
Percent of List Price Received*	99.6%	98.2%	- 1.4%	101.8%	99.8%	- 2.0%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

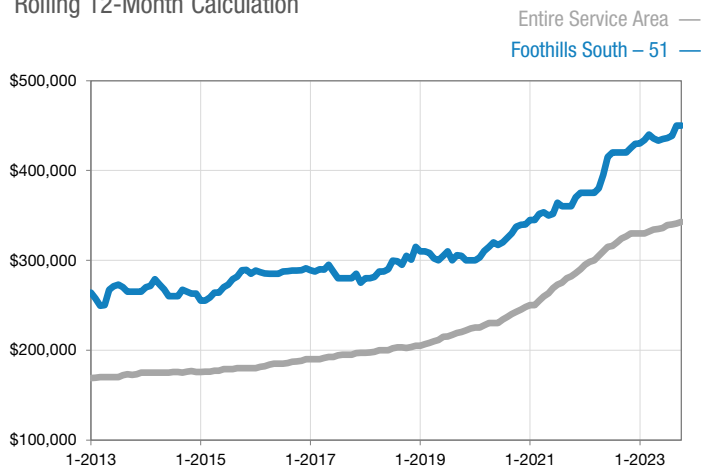
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	5	4	- 20.0%	48	33	- 31.3%
Pending Sales	3	3	0.0%	42	28	- 33.3%
Closed Sales	2	1	- 50.0%	42	31	- 26.2%
Days on Market Until Sale	15	21	+ 40.0%	4	16	+ 300.0%
Median Sales Price*	\$316,750	\$265,000	- 16.3%	\$270,000	\$260,000	- 3.7%
Average Sales Price*	\$316,750	\$265,000	- 16.3%	\$291,372	\$268,373	- 7.9%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	103.8%	100.8%	- 2.9%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

* 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.

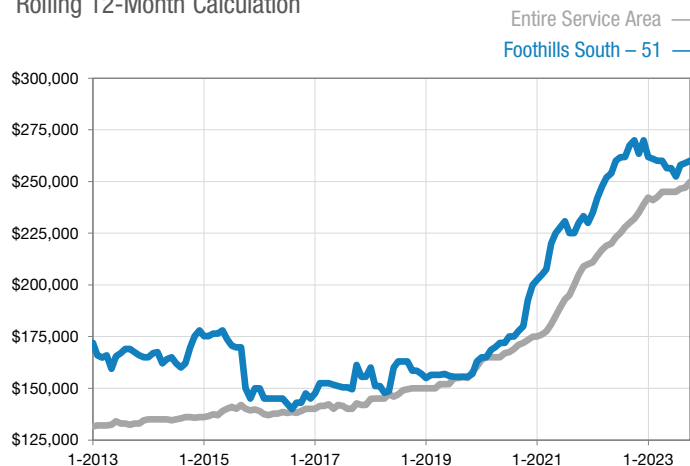
Median Sales Price - Single-Family Detached

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.