

Local Market Update for October 2023

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



87031

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	58	40	- 31.0%	608	640	+ 5.3%
Pending Sales	30	40	+ 33.3%	435	546	+ 25.5%
Closed Sales	35	48	+ 37.1%	454	531	+ 17.0%
Days on Market Until Sale	41	44	+ 7.3%	26	53	+ 103.8%
Median Sales Price*	\$298,500	\$299,495	+ 0.3%	\$295,000	\$300,000	+ 1.7%
Average Sales Price*	\$327,644	\$307,294	- 6.2%	\$316,842	\$317,418	+ 0.2%
Percent of List Price Received*	98.9%	98.9%	0.0%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	155	112	- 27.7%	--	--	--
Months Supply of Inventory	3.6	2.2	- 38.9%	--	--	--

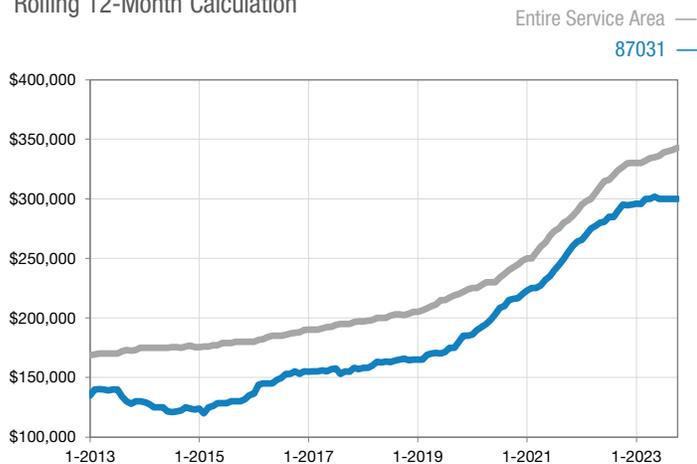
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	0	5	--	15	23	+ 53.3%
Pending Sales	2	3	+ 50.0%	14	14	0.0%
Closed Sales	0	1	--	13	11	- 15.4%
Days on Market Until Sale	--	5	--	6	3	- 50.0%
Median Sales Price*	--	\$230,000	--	\$205,900	\$230,000	+ 11.7%
Average Sales Price*	--	\$230,000	--	\$205,777	\$234,455	+ 13.9%
Percent of List Price Received*	--	102.2%	--	105.5%	103.2%	- 2.2%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--

* 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.

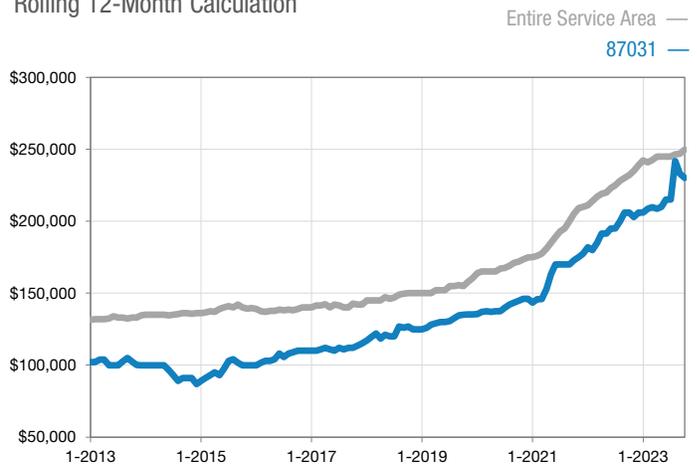
Median Sales Price - Single-Family Detached

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.