

Local Market Update for October 2023

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



87114

Single-Family Detached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	83	75	- 9.6%	1,054	765	- 27.4%
Pending Sales	78	49	- 37.2%	872	634	- 27.3%
Closed Sales	76	64	- 15.8%	878	613	- 30.2%
Days on Market Until Sale	18	21	+ 16.7%	11	23	+ 109.1%
Median Sales Price*	\$339,500	\$380,000	+ 11.9%	\$350,000	\$360,000	+ 2.9%
Average Sales Price*	\$381,230	\$394,412	+ 3.5%	\$384,274	\$394,428	+ 2.6%
Percent of List Price Received*	99.9%	99.0%	- 0.9%	101.7%	99.8%	- 1.9%
Inventory of Homes for Sale	105	110	+ 4.8%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--

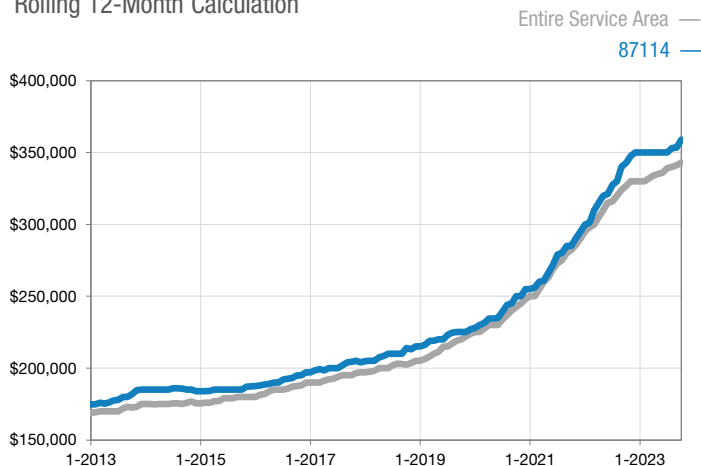
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	4	2	- 50.0%	46	23	- 50.0%
Pending Sales	6	2	- 66.7%	40	22	- 45.0%
Closed Sales	2	4	+ 100.0%	40	22	- 45.0%
Days on Market Until Sale	2	2	0.0%	2	15	+ 650.0%
Median Sales Price*	\$170,000	\$227,500	+ 33.8%	\$193,750	\$232,500	+ 20.0%
Average Sales Price*	\$170,000	\$231,844	+ 36.4%	\$212,858	\$262,438	+ 23.3%
Percent of List Price Received*	108.8%	102.8%	- 5.5%	103.5%	101.0%	- 2.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

* 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.

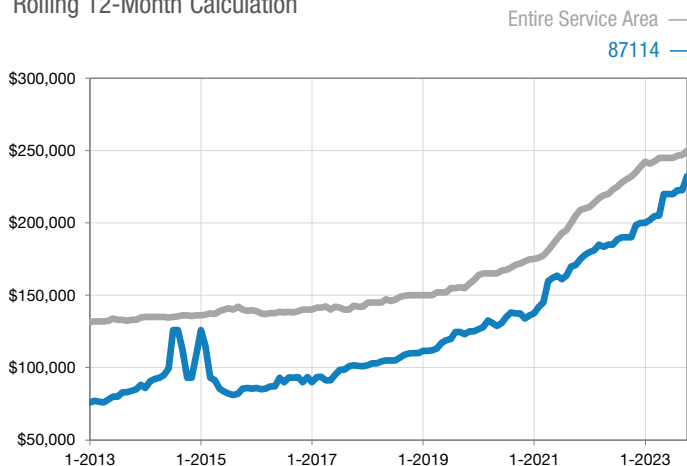
Median Sales Price - Single-Family Detached

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.