

Local Market Update for November 2023

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



87107

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	15	22	+ 46.7%	318	249	- 21.7%
Pending Sales	16	13	- 18.8%	233	192	- 17.6%
Closed Sales	12	17	+ 41.7%	231	187	- 19.0%
Days on Market Until Sale	36	43	+ 19.4%	25	55	+ 120.0%
Median Sales Price*	\$350,750	\$385,495	+ 9.9%	\$346,490	\$379,000	+ 9.4%
Average Sales Price*	\$373,625	\$433,261	+ 16.0%	\$435,628	\$513,518	+ 17.9%
Percent of List Price Received*	96.3%	96.8%	+ 0.5%	100.4%	98.0%	- 2.4%
Inventory of Homes for Sale	69	56	- 18.8%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--

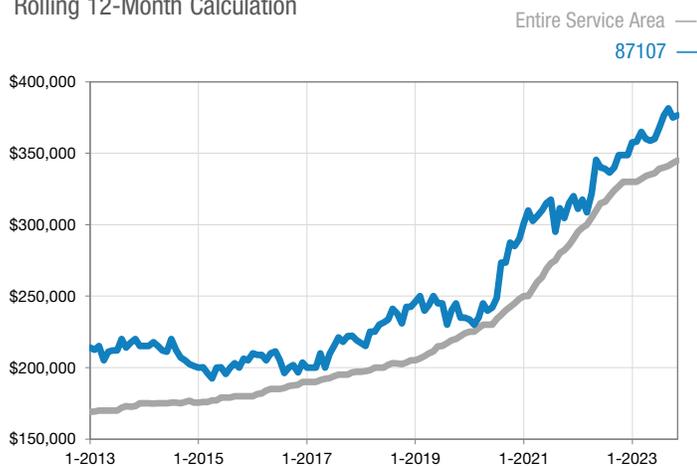
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	55	45	- 18.2%
Pending Sales	2	7	+ 250.0%	53	43	- 18.9%
Closed Sales	4	4	0.0%	58	38	- 34.5%
Days on Market Until Sale	5	25	+ 400.0%	9	23	+ 155.6%
Median Sales Price*	\$230,000	\$344,673	+ 49.9%	\$240,000	\$254,500	+ 6.0%
Average Sales Price*	\$233,750	\$312,336	+ 33.6%	\$251,078	\$255,233	+ 1.7%
Percent of List Price Received*	100.2%	96.0%	- 4.2%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

* 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.

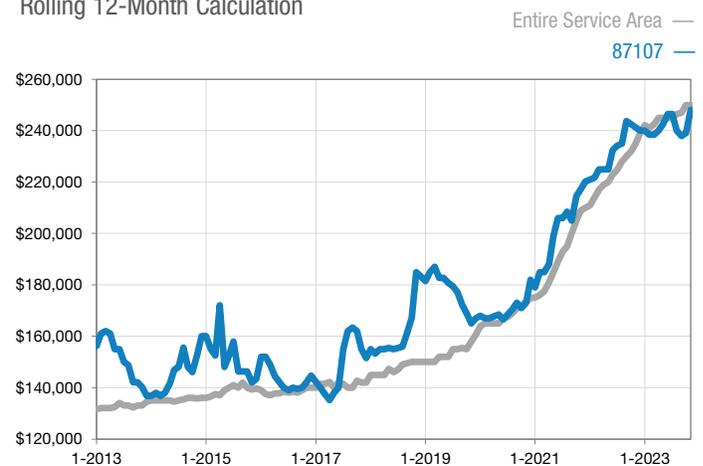
Median Sales Price - Single-Family Detached

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.