

Local Market Update for November 2023

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	52	43	- 17.3%	831	654	- 21.3%
Pending Sales	35	39	+ 11.4%	669	513	- 23.3%
Closed Sales	47	35	- 25.5%	702	509	- 27.5%
Days on Market Until Sale	30	34	+ 13.3%	19	33	+ 73.7%
Median Sales Price*	\$365,000	\$371,250	+ 1.7%	\$390,000	\$406,240	+ 4.2%
Average Sales Price*	\$421,192	\$439,329	+ 4.3%	\$432,173	\$446,275	+ 3.3%
Percent of List Price Received*	98.3%	98.2%	- 0.1%	100.8%	99.6%	- 1.2%
Inventory of Homes for Sale	88	102	+ 15.9%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

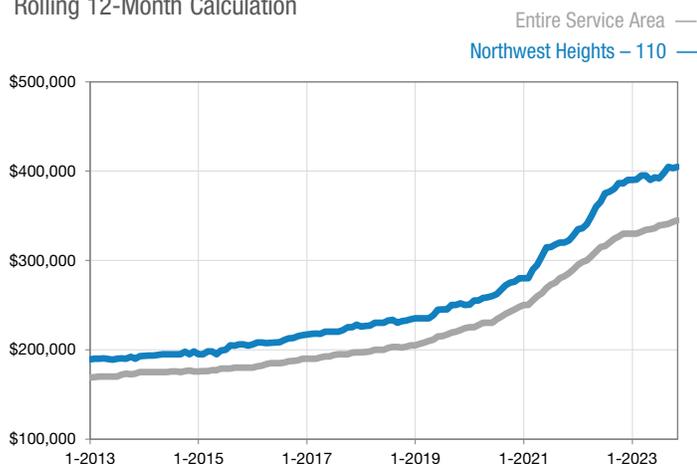
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	0	3	--	46	35	- 23.9%
Pending Sales	1	3	+ 200.0%	42	34	- 19.0%
Closed Sales	2	3	+ 50.0%	46	30	- 34.8%
Days on Market Until Sale	3	4	+ 33.3%	8	23	+ 187.5%
Median Sales Price*	\$287,450	\$237,000	- 17.6%	\$256,200	\$324,450	+ 26.6%
Average Sales Price*	\$287,450	\$234,333	- 18.5%	\$297,789	\$336,872	+ 13.1%
Percent of List Price Received*	99.2%	103.1%	+ 3.9%	102.1%	99.9%	- 2.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

* 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.

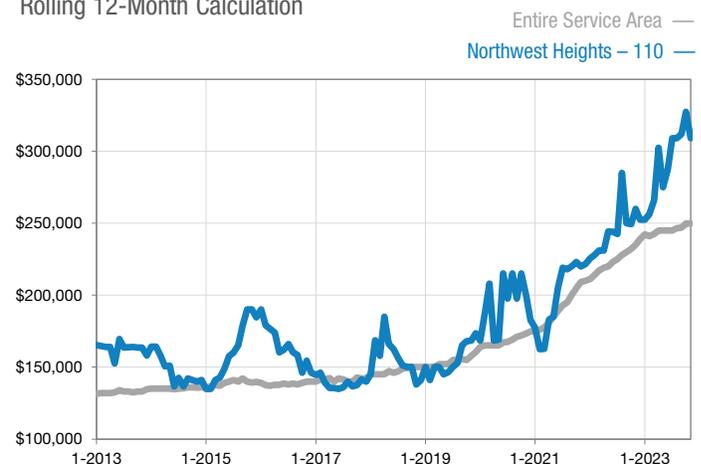
Median Sales Price - Single-Family Detached

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.