

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 | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| 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% | -- | -- | -- |

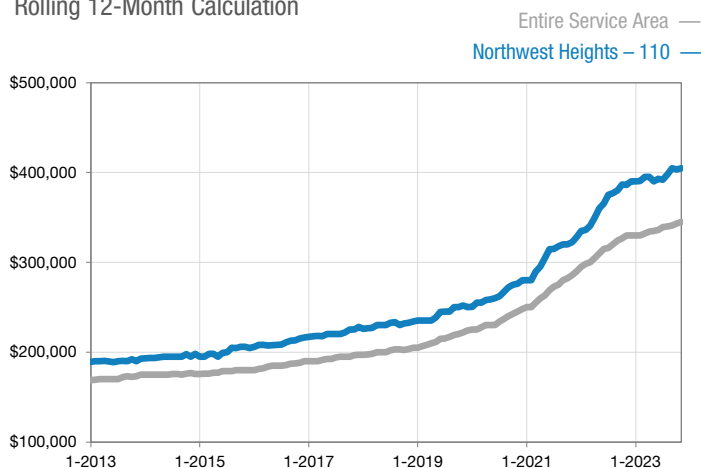
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| 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.

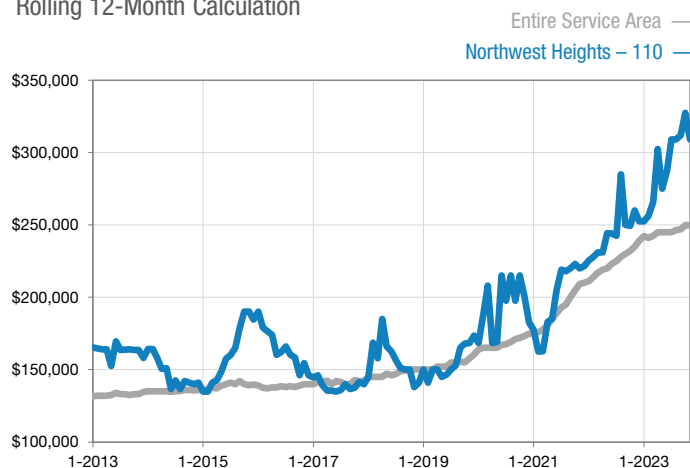
Median Sales Price - Single-Family Detached

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.