

Local Market Update for November 2023

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	24	27	+ 12.5%	380	287	- 24.5%
Pending Sales	21	21	0.0%	315	254	- 19.4%
Closed Sales	14	13	- 7.1%	326	257	- 21.2%
Days on Market Until Sale	19	11	- 42.1%	13	18	+ 38.5%
Median Sales Price*	\$293,000	\$345,000	+ 17.7%	\$275,000	\$300,000	+ 9.1%
Average Sales Price*	\$301,250	\$339,332	+ 12.6%	\$289,793	\$309,217	+ 6.7%
Percent of List Price Received*	98.9%	100.0%	+ 1.1%	101.0%	99.6%	- 1.4%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

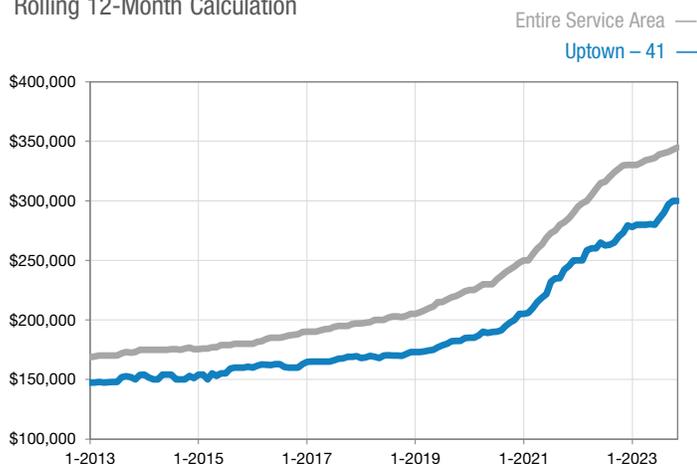
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	3	4	+ 33.3%	64	59	- 7.8%
Pending Sales	3	3	0.0%	68	51	- 25.0%
Closed Sales	3	5	+ 66.7%	68	49	- 27.9%
Days on Market Until Sale	13	17	+ 30.8%	18	11	- 38.9%
Median Sales Price*	\$142,500	\$139,000	- 2.5%	\$149,250	\$148,000	- 0.8%
Average Sales Price*	\$142,167	\$171,600	+ 20.7%	\$180,078	\$166,749	- 7.4%
Percent of List Price Received*	99.4%	100.6%	+ 1.2%	101.4%	99.2%	- 2.2%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.2	1.6	+ 700.0%	--	--	--

* 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.

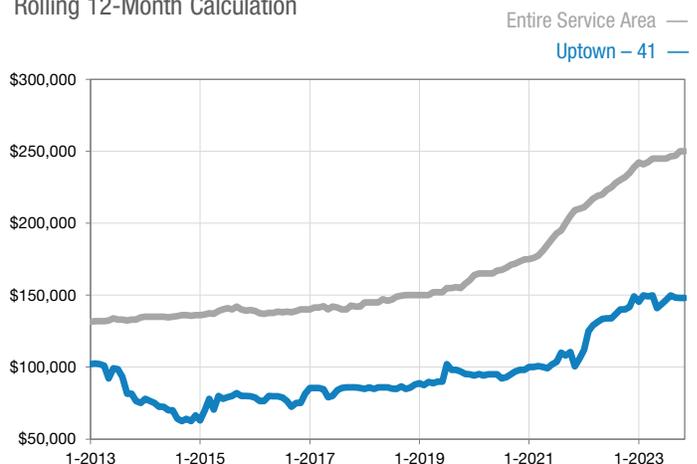
Median Sales Price - Single-Family Detached

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.