

# Local Market Update for November 2023

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



## Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	9	16	+ 77.8%	223	163	- 26.9%
Pending Sales	9	12	+ 33.3%	194	120	- 38.1%
Closed Sales	15	12	- 20.0%	200	116	- 42.0%
Days on Market Until Sale	18	21	+ 16.7%	17	22	+ 29.4%
Median Sales Price*	\$219,900	\$198,455	- 9.8%	\$220,000	\$233,000	+ 5.9%
Average Sales Price*	\$226,193	\$211,584	- 6.5%	\$231,518	\$259,430	+ 12.1%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	100.4%	98.7%	- 1.7%
Inventory of Homes for Sale	15	26	+ 73.3%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--

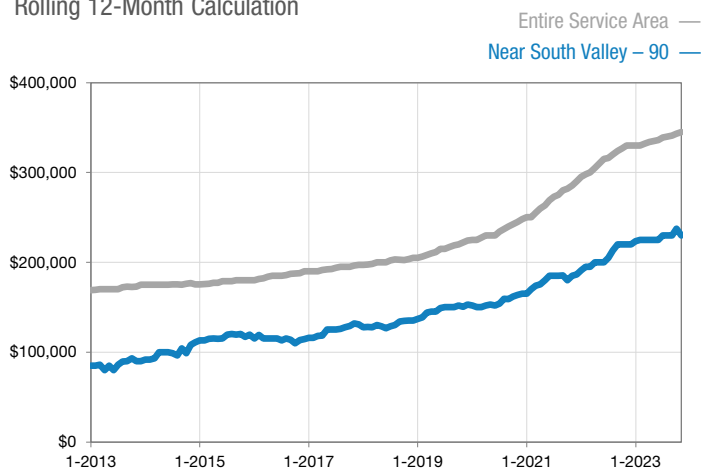
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	1	1	0.0%	23	8	- 65.2%
Pending Sales	1	2	+ 100.0%	12	9	- 25.0%
Closed Sales	2	1	- 50.0%	11	6	- 45.5%
Days on Market Until Sale	32	6	- 81.3%	14	31	+ 121.4%
Median Sales Price*	\$131,500	\$162,000	+ 23.2%	\$155,000	\$153,500	- 1.0%
Average Sales Price*	\$131,500	\$162,000	+ 23.2%	\$143,173	\$150,825	+ 5.3%
Percent of List Price Received*	99.9%	101.3%	+ 1.4%	99.0%	95.6%	- 3.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

\* 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.

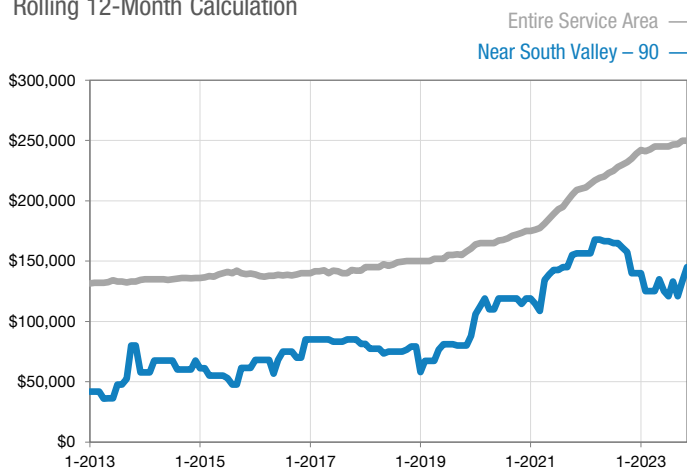
### Median Sales Price - Single-Family Detached

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.