

Local Market Update for November 2023

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	6	6	0.0%	145	130	- 10.3%
Pending Sales	4	7	+ 75.0%	120	98	- 18.3%
Closed Sales	12	8	- 33.3%	130	95	- 26.9%
Days on Market Until Sale	40	29	- 27.5%	29	31	+ 6.9%
Median Sales Price*	\$420,000	\$346,250	- 17.6%	\$463,000	\$495,000	+ 6.9%
Average Sales Price*	\$499,600	\$392,477	- 21.4%	\$516,988	\$560,421	+ 8.4%
Percent of List Price Received*	99.5%	100.2%	+ 0.7%	99.4%	98.9%	- 0.5%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

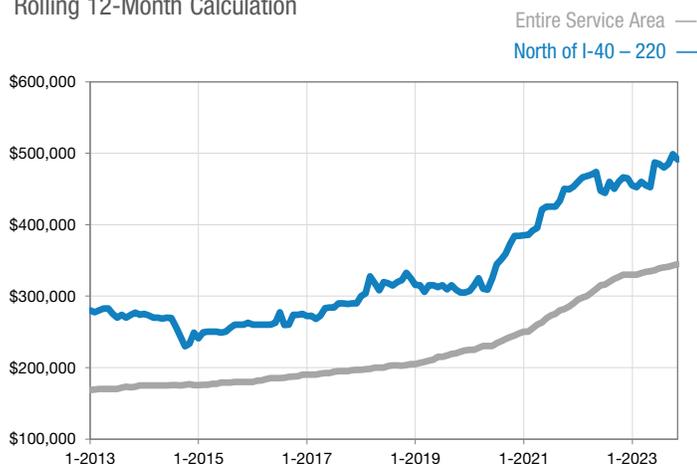
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

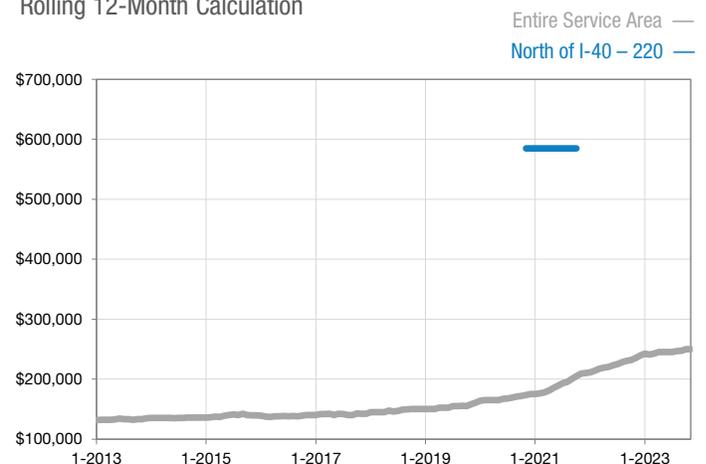
Median Sales Price - Single-Family Detached

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.