

Local Market Update for November 2023

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	7	2	- 71.4%	58	49	- 15.5%
Pending Sales	0	2	--	35	35	0.0%
Closed Sales	1	2	+ 100.0%	41	33	- 19.5%
Days on Market Until Sale	27	90	+ 233.3%	32	58	+ 81.3%
Median Sales Price*	\$250,000	\$482,500	+ 93.0%	\$443,000	\$450,000	+ 1.6%
Average Sales Price*	\$250,000	\$482,500	+ 93.0%	\$419,945	\$443,089	+ 5.5%
Percent of List Price Received*	100.0%	97.7%	- 2.3%	98.8%	98.3%	- 0.5%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	4.6	4.0	- 13.0%	--	--	--

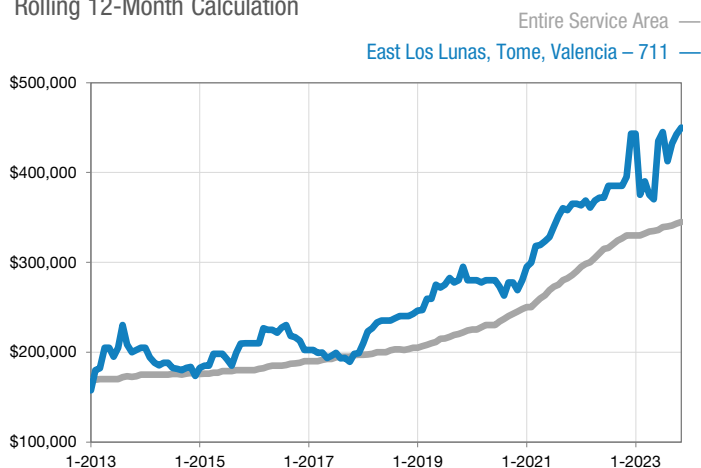
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
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	0	0.0%	--	--	--
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.

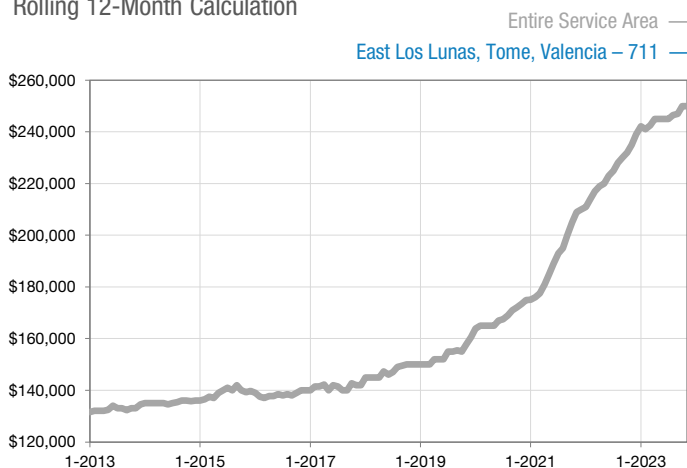
Median Sales Price - Single-Family Detached

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.