

Local Market Update for November 2023

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	6	11	+ 83.3%	161	142	- 11.8%
Pending Sales	4	12	+ 200.0%	144	118	- 18.1%
Closed Sales	9	11	+ 22.2%	153	107	- 30.1%
Days on Market Until Sale	30	35	+ 16.7%	12	16	+ 33.3%
Median Sales Price*	\$252,000	\$280,000	+ 11.1%	\$256,000	\$268,000	+ 4.7%
Average Sales Price*	\$257,100	\$288,273	+ 12.1%	\$259,976	\$271,289	+ 4.4%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	101.8%	100.0%	- 1.8%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

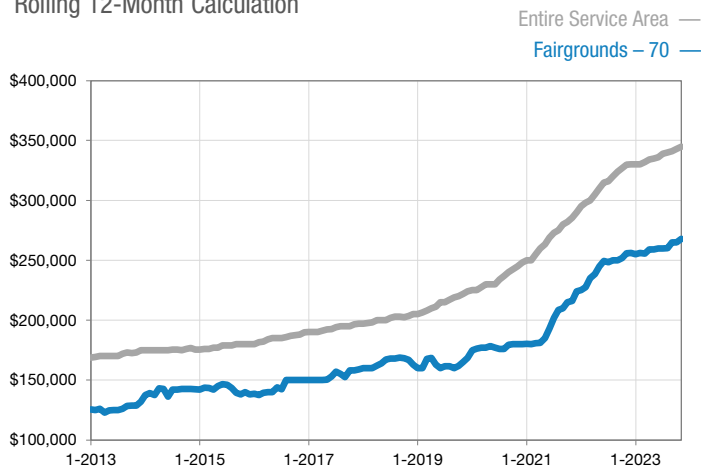
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	0	0	0.0%	6	5	- 16.7%
Pending Sales	0	0	0.0%	6	5	- 16.7%
Closed Sales	2	0	- 100.0%	6	5	- 16.7%
Days on Market Until Sale	2	--	--	34	3	- 91.2%
Median Sales Price*	\$227,500	--	--	\$195,000	\$249,000	+ 27.7%
Average Sales Price*	\$227,500	--	--	\$181,333	\$196,580	+ 8.4%
Percent of List Price Received*	100.0%	--	--	100.5%	97.9%	- 2.6%
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.

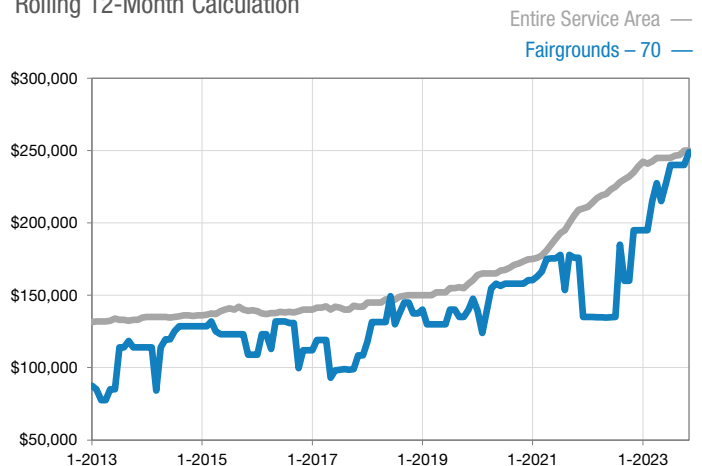
Median Sales Price - Single-Family Detached

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.