

# Local Market Update for November 2023

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



## 87109

| Single-Family Detached          | November  |           |                | Year to Date |              |                |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                     | 2022      | 2023      | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| New Listings                    | 13        | 19        | + 46.2%        | 288          | 268          | - 6.9%         |
| Pending Sales                   | 11        | 17        | + 54.5%        | 243          | 244          | + 0.4%         |
| Closed Sales                    | 15        | 19        | + 26.7%        | 258          | 233          | - 9.7%         |
| Days on Market Until Sale       | 12        | 25        | + 108.3%       | 8            | 17           | + 112.5%       |
| Median Sales Price*             | \$330,000 | \$375,000 | + 13.6%        | \$365,000    | \$390,000    | + 6.8%         |
| Average Sales Price*            | \$382,100 | \$402,705 | + 5.4%         | \$380,401    | \$414,504    | + 9.0%         |
| Percent of List Price Received* | 100.5%    | 100.1%    | - 0.4%         | 101.7%       | 99.9%        | - 1.8%         |
| Inventory of Homes for Sale     | 21        | 25        | + 19.0%        | --           | --           | --             |
| Months Supply of Inventory      | 0.9       | 1.2       | + 33.3%        | --           | --           | --             |

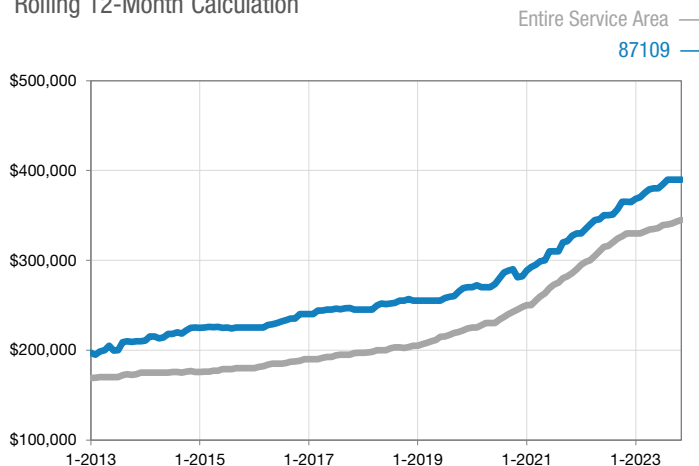
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | November  |           |                | Year to Date |              |                |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                     | 2022      | 2023      | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| New Listings                    | 4         | 11        | + 175.0%       | 139          | 125          | - 10.1%        |
| Pending Sales                   | 6         | 8         | + 33.3%        | 133          | 109          | - 18.0%        |
| Closed Sales                    | 9         | 7         | - 22.2%        | 140          | 104          | - 25.7%        |
| Days on Market Until Sale       | 6         | 7         | + 16.7%        | 14           | 15           | + 7.1%         |
| Median Sales Price*             | \$255,000 | \$288,000 | + 12.9%        | \$234,500    | \$265,000    | + 13.0%        |
| Average Sales Price*            | \$265,000 | \$256,571 | - 3.2%         | \$227,704    | \$240,058    | + 5.4%         |
| Percent of List Price Received* | 98.8%     | 100.2%    | + 1.4%         | 100.6%       | 100.4%       | - 0.2%         |
| Inventory of Homes for Sale     | 6         | 11        | + 83.3%        | --           | --           | --             |
| Months Supply of Inventory      | 0.5       | 1.2       | + 140.0%       | --           | --           | --             |

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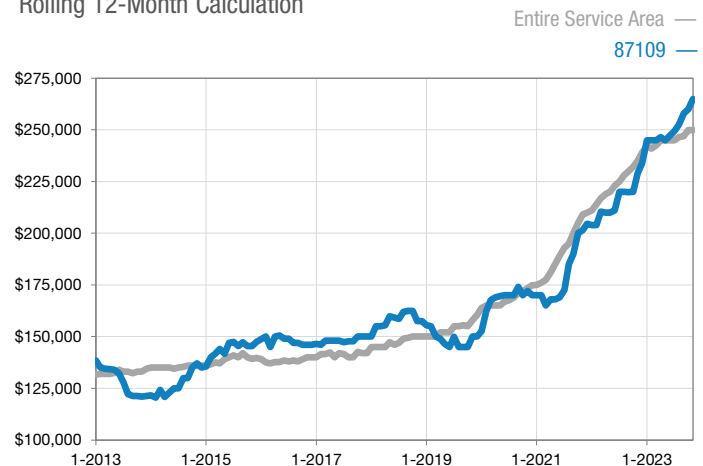
### Median Sales Price - Single-Family Detached

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.