

Local Market Update for November 2023

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



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Single-Family Detached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	39	34	- 12.8%	592	475	- 19.8%
Pending Sales	29	34	+ 17.2%	495	425	- 14.1%
Closed Sales	28	31	+ 10.7%	499	428	- 14.2%
Days on Market Until Sale	29	12	- 58.6%	11	17	+ 54.5%
Median Sales Price*	\$262,500	\$310,000	+ 18.1%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$309,779	\$338,465	+ 9.3%	\$308,952	\$326,784	+ 5.8%
Percent of List Price Received*	99.6%	101.0%	+ 1.4%	101.8%	99.9%	- 1.9%
Inventory of Homes for Sale	58	44	- 24.1%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--

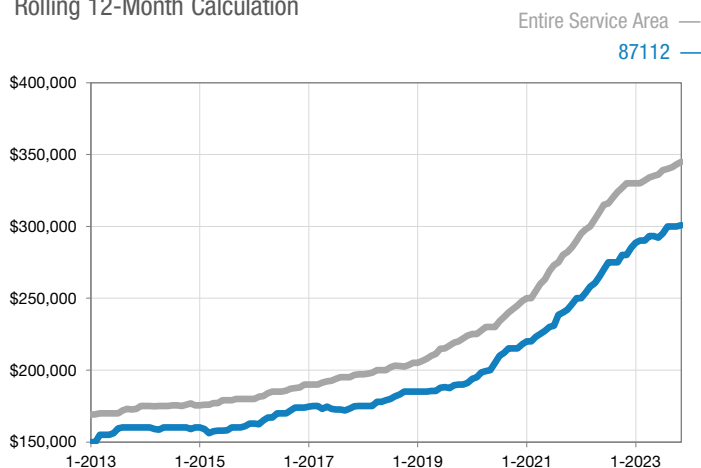
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	12	2	- 83.3%	71	52	- 26.8%
Pending Sales	5	3	- 40.0%	55	46	- 16.4%
Closed Sales	4	3	- 25.0%	54	51	- 5.6%
Days on Market Until Sale	6	13	+ 116.7%	6	17	+ 183.3%
Median Sales Price*	\$245,000	\$320,000	+ 30.6%	\$255,000	\$250,000	- 2.0%
Average Sales Price*	\$235,500	\$302,500	+ 28.5%	\$254,637	\$243,244	- 4.5%
Percent of List Price Received*	99.3%	93.2%	- 6.1%	101.9%	100.1%	- 1.8%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	2.5	0.2	- 92.0%	--	--	--

* 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.

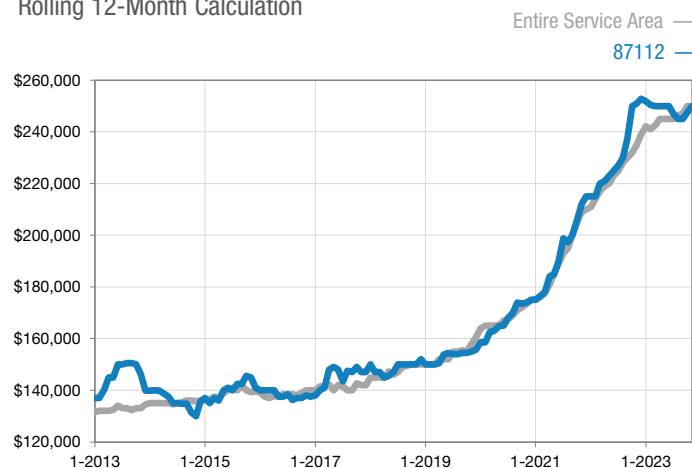
Median Sales Price - Single-Family Detached

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.