

Local Market Update for November 2023

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	8	16	+ 100.0%	214	168	- 21.5%
Pending Sales	10	15	+ 50.0%	183	131	- 28.4%
Closed Sales	12	4	- 66.7%	181	122	- 32.6%
Days on Market Until Sale	24	28	+ 16.7%	16	12	- 25.0%
Median Sales Price*	\$513,500	\$510,000	- 0.7%	\$510,000	\$537,500	+ 5.4%
Average Sales Price*	\$601,873	\$561,500	- 6.7%	\$558,416	\$592,749	+ 6.1%
Percent of List Price Received*	98.8%	96.8%	- 2.0%	100.8%	100.0%	- 0.8%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--

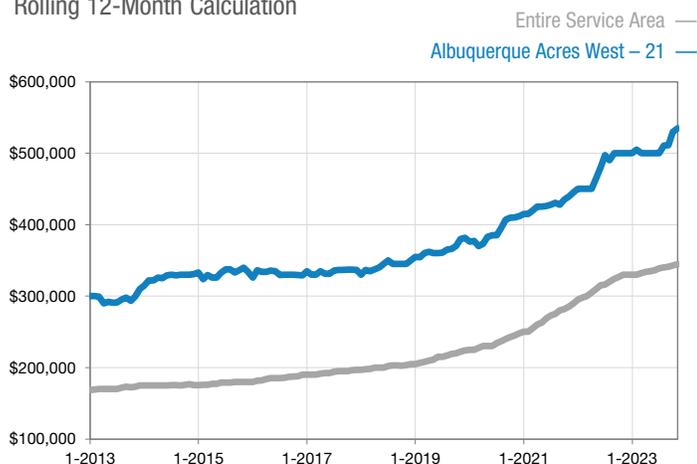
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	6	4	- 33.3%
Pending Sales	1	0	- 100.0%	7	3	- 57.1%
Closed Sales	0	1	--	7	3	- 57.1%
Days on Market Until Sale	--	2	--	2	5	+ 150.0%
Median Sales Price*	--	\$287,000	--	\$295,000	\$287,000	- 2.7%
Average Sales Price*	--	\$287,000	--	\$312,714	\$286,333	- 8.4%
Percent of List Price Received*	--	102.9%	--	103.2%	101.0%	- 2.1%
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.

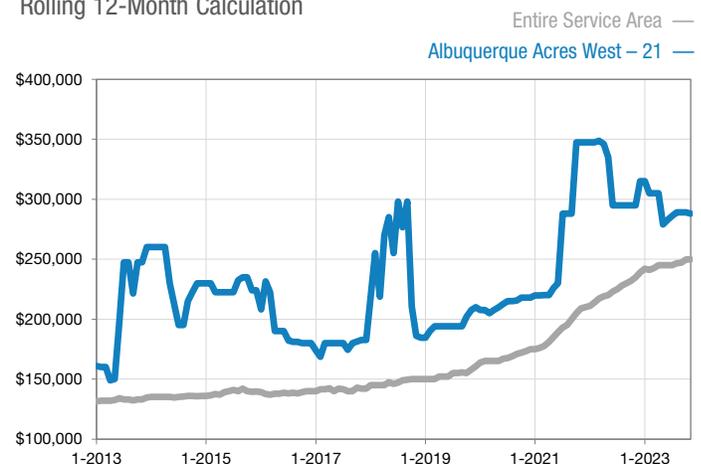
Median Sales Price - Single-Family Detached

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.