Local Market Update for November 2023

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

gaar

Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached

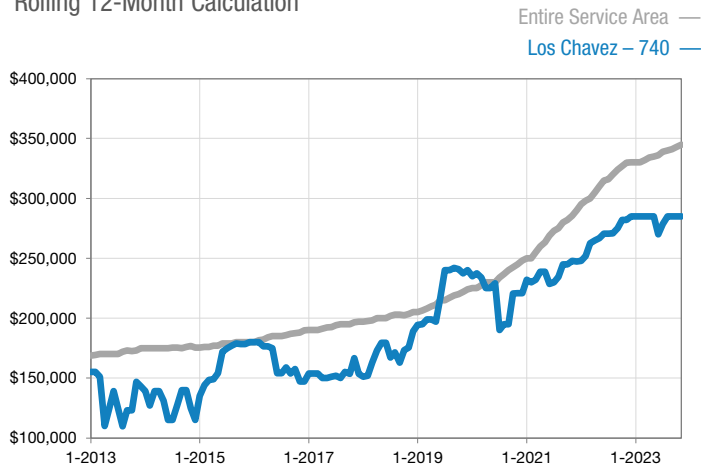| Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	7	5	- 28.6%	53	60	+ 13.2%
Pending Sales	1	1	0.0%	57	29	- 49.1%
Closed Sales	3	1	- 66.7%	68	30	- 55.9%
Days on Market Until Sale	57	27	- 52.6%	36	30	- 16.7%
Median Sales Price*	$284,900	$355,000	+ 24.6%	$284,900	$287,500	+ 0.9%
Average Sales Price*	$279,933	$355,000	+ 26.8%	$311,734	$322,767	+ 3.5%
Percent of List Price Received*	97.7%	97.3%	- 0.4%	99.3%	98.5%	- 0.8%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	2.3	6.8	+ 195.7%	--	--	--

* 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

Key Metrics	November			Year to Date		
	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.
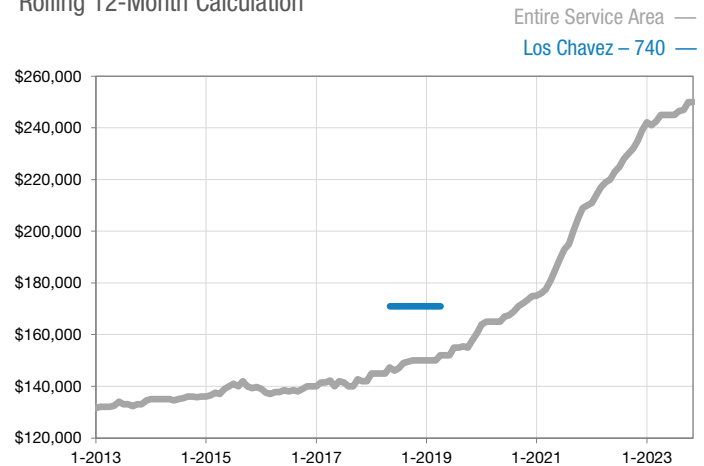
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Los Chavez – 740 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Los Chavez – 740 —

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.