

Local Market Update for November 2023

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



87122

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	13	20	+ 53.8%	319	292	- 8.5%
Pending Sales	14	17	+ 21.4%	247	232	- 6.1%
Closed Sales	16	19	+ 18.8%	240	230	- 4.2%
Days on Market Until Sale	19	19	0.0%	18	22	+ 22.2%
Median Sales Price*	\$635,000	\$832,000	+ 31.0%	\$680,000	\$733,750	+ 7.9%
Average Sales Price*	\$706,181	\$789,237	+ 11.8%	\$744,852	\$806,265	+ 8.2%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	100.8%	98.9%	- 1.9%
Inventory of Homes for Sale	31	35	+ 12.9%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

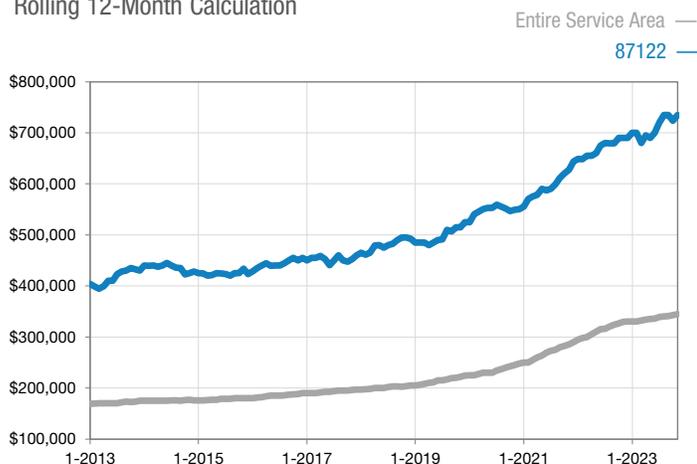
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	7	9	+ 28.6%
Pending Sales	3	0	- 100.0%	7	6	- 14.3%
Closed Sales	0	1	--	5	6	+ 20.0%
Days on Market Until Sale	--	1	--	2	23	+ 1050.0%
Median Sales Price*	--	\$389,000	--	\$302,000	\$317,950	+ 5.3%
Average Sales Price*	--	\$389,000	--	\$299,600	\$357,483	+ 19.3%
Percent of List Price Received*	--	100.0%	--	108.1%	104.5%	- 3.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.3	--	--	--	--

* 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.

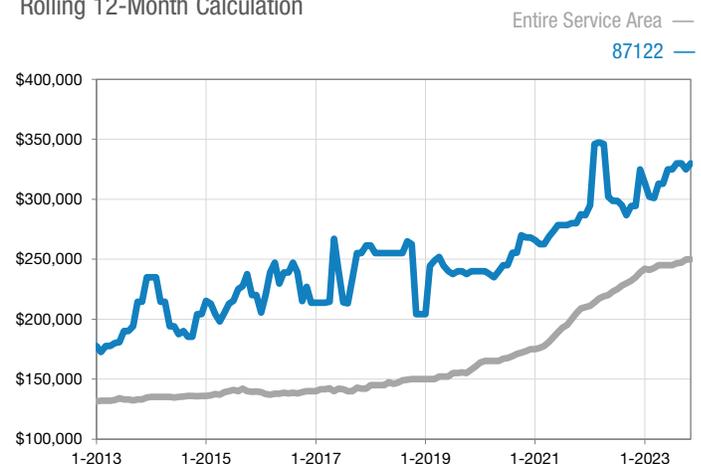
Median Sales Price - Single-Family Detached

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.