

Local Market Update for November 2023

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery 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	25	23	- 8.0%	445	410	- 7.9%
Pending Sales	19	20	+ 5.3%	378	364	- 3.7%
Closed Sales	18	29	+ 61.1%	394	359	- 8.9%
Days on Market Until Sale	9	21	+ 133.3%	10	17	+ 70.0%
Median Sales Price*	\$423,250	\$428,102	+ 1.1%	\$420,000	\$451,100	+ 7.4%
Average Sales Price*	\$467,250	\$479,190	+ 2.6%	\$477,067	\$507,035	+ 6.3%
Percent of List Price Received*	100.7%	100.2%	- 0.5%	101.8%	100.2%	- 1.6%
Inventory of Homes for Sale	45	42	- 6.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

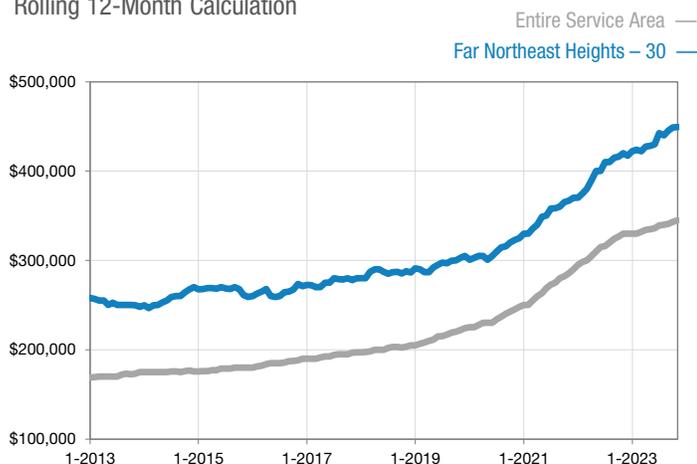
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	10	12	+ 20.0%	131	101	- 22.9%
Pending Sales	20	11	- 45.0%	117	92	- 21.4%
Closed Sales	13	6	- 53.8%	104	91	- 12.5%
Days on Market Until Sale	19	6	- 68.4%	7	8	+ 14.3%
Median Sales Price*	\$293,500	\$333,500	+ 13.6%	\$296,750	\$324,000	+ 9.2%
Average Sales Price*	\$297,792	\$349,583	+ 17.4%	\$303,742	\$318,993	+ 5.0%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	102.1%	100.8%	- 1.3%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

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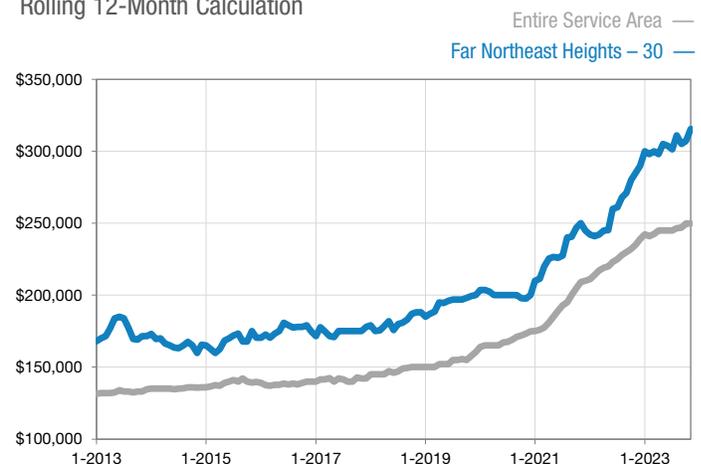
Median Sales Price - Single-Family Detached

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.