

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	8	15	+ 87.5%	200	159	- 20.5%
Pending Sales	12	13	+ 8.3%	176	122	- 30.7%
Closed Sales	11	7	- 36.4%	172	114	- 33.7%
Days on Market Until Sale	22	22	0.0%	18	15	- 16.7%
Median Sales Price*	\$432,000	\$445,000	+ 3.0%	\$425,000	\$461,750	+ 8.6%
Average Sales Price*	\$442,998	\$466,286	+ 5.3%	\$461,383	\$497,247	+ 7.8%
Percent of List Price Received*	96.9%	96.6%	- 0.3%	101.1%	100.3%	- 0.8%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

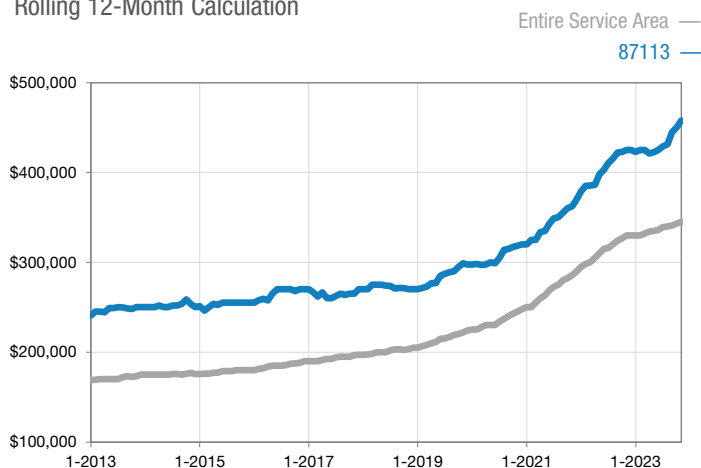
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	0	0	0.0%	24	17	- 29.2%
Pending Sales	1	1	0.0%	24	15	- 37.5%
Closed Sales	2	3	+ 50.0%	24	14	- 41.7%
Days on Market Until Sale	2	9	+ 350.0%	3	9	+ 200.0%
Median Sales Price*	\$219,500	\$266,000	+ 21.2%	\$235,500	\$257,500	+ 9.3%
Average Sales Price*	\$219,500	\$272,667	+ 24.2%	\$242,754	\$253,986	+ 4.6%
Percent of List Price Received*	101.7%	100.2%	- 1.5%	103.3%	99.4%	- 3.8%
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.

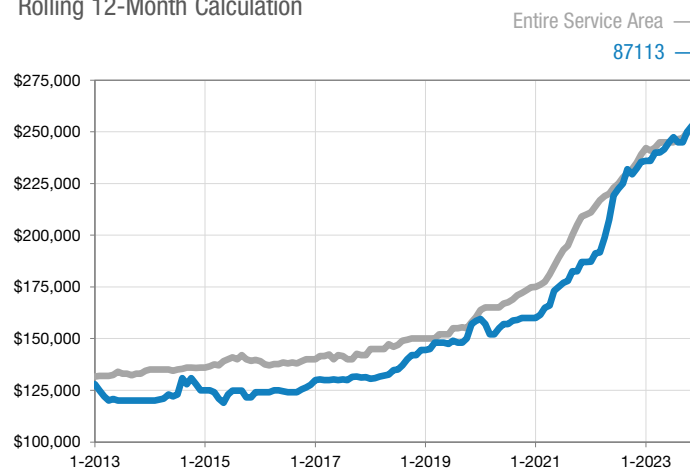
Median Sales Price - Single-Family Detached

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.