

Local Market Update for November 2023

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



87124

Single-Family Detached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	58	54	- 6.9%	1,007	825	- 18.1%
Pending Sales	54	48	- 11.1%	807	675	- 16.4%
Closed Sales	58	56	- 3.4%	832	671	- 19.4%
Days on Market Until Sale	30	26	- 13.3%	13	27	+ 107.7%
Median Sales Price*	\$342,500	\$366,950	+ 7.1%	\$330,000	\$355,000	+ 7.6%
Average Sales Price*	\$365,595	\$374,321	+ 2.4%	\$362,682	\$385,957	+ 6.4%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	101.3%	99.8%	- 1.5%
Inventory of Homes for Sale	124	120	- 3.2%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

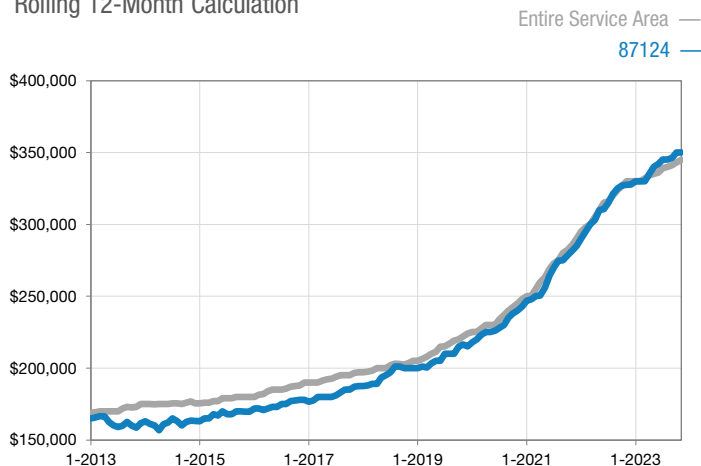
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	9	11	+ 22.2%	81	85	+ 4.9%
Pending Sales	11	7	- 36.4%	73	72	- 1.4%
Closed Sales	4	7	+ 75.0%	67	68	+ 1.5%
Days on Market Until Sale	7	15	+ 114.3%	8	12	+ 50.0%
Median Sales Price*	\$202,500	\$280,000	+ 38.3%	\$245,000	\$261,000	+ 6.5%
Average Sales Price*	\$221,250	\$252,429	+ 14.1%	\$228,942	\$243,838	+ 6.5%
Percent of List Price Received*	94.7%	98.9%	+ 4.4%	101.4%	100.3%	- 1.1%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--

* 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.

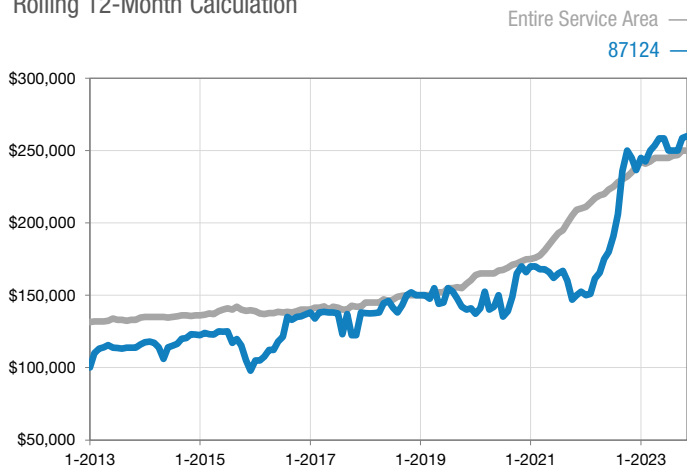
Median Sales Price - Single-Family Detached

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.