

Local Market Update for November 2023

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



87048

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	9	7	- 22.2%	151	116	- 23.2%
Pending Sales	7	4	- 42.9%	106	97	- 8.5%
Closed Sales	11	8	- 27.3%	112	93	- 17.0%
Days on Market Until Sale	40	6	- 85.0%	26	49	+ 88.5%
Median Sales Price*	\$750,000	\$704,288	- 6.1%	\$726,250	\$705,000	- 2.9%
Average Sales Price*	\$767,285	\$834,197	+ 8.7%	\$784,813	\$800,875	+ 2.0%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	99.6%	97.8%	- 1.8%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	3.2	2.2	- 31.3%	--	--	--

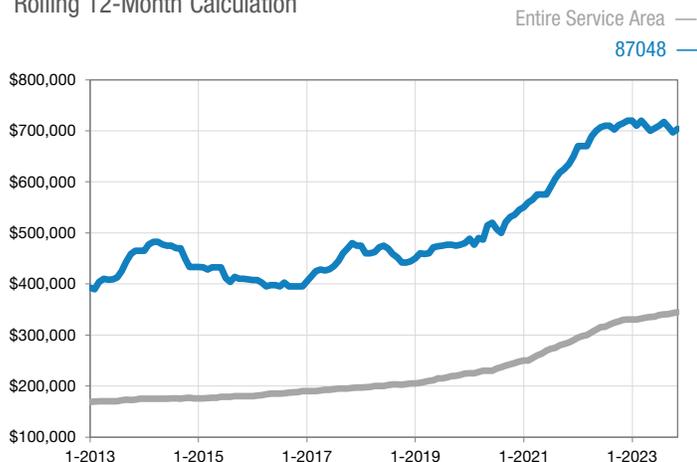
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	2	6	+ 200.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	--	--	--	3	6	+ 100.0%
Median Sales Price*	--	--	--	\$400,000	\$417,500	+ 4.4%
Average Sales Price*	--	--	--	\$400,000	\$416,250	+ 4.1%
Percent of List Price Received*	--	--	--	105.1%	99.6%	- 5.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.5	--	--	--	--

* 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.

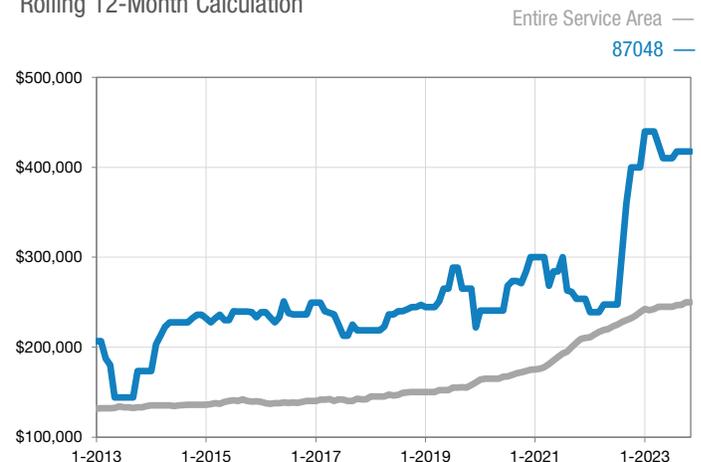
Median Sales Price - Single-Family Detached

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.