

Local Market Update for November 2023

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



87110

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	31	40	+ 29.0%	526	434	- 17.5%
Pending Sales	25	31	+ 24.0%	452	364	- 19.5%
Closed Sales	20	18	- 10.0%	466	361	- 22.5%
Days on Market Until Sale	17	12	- 29.4%	13	17	+ 30.8%
Median Sales Price*	\$305,000	\$364,500	+ 19.5%	\$285,000	\$310,000	+ 8.8%
Average Sales Price*	\$322,770	\$379,351	+ 17.5%	\$310,614	\$328,159	+ 5.6%
Percent of List Price Received*	98.7%	100.0%	+ 1.3%	101.0%	99.8%	- 1.2%
Inventory of Homes for Sale	40	54	+ 35.0%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

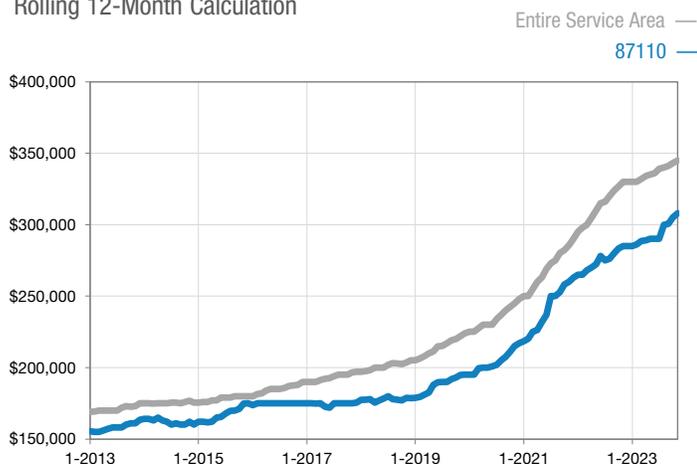
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	3	3	0.0%	59	47	- 20.3%
Pending Sales	4	2	- 50.0%	60	42	- 30.0%
Closed Sales	3	4	+ 33.3%	58	43	- 25.9%
Days on Market Until Sale	13	20	+ 53.8%	11	10	- 9.1%
Median Sales Price*	\$142,500	\$135,500	- 4.9%	\$145,500	\$151,000	+ 3.8%
Average Sales Price*	\$142,167	\$179,750	+ 26.4%	\$171,525	\$169,933	- 0.9%
Percent of List Price Received*	99.4%	100.7%	+ 1.3%	102.5%	99.1%	- 3.3%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.2	1.1	+ 450.0%	--	--	--

* 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.

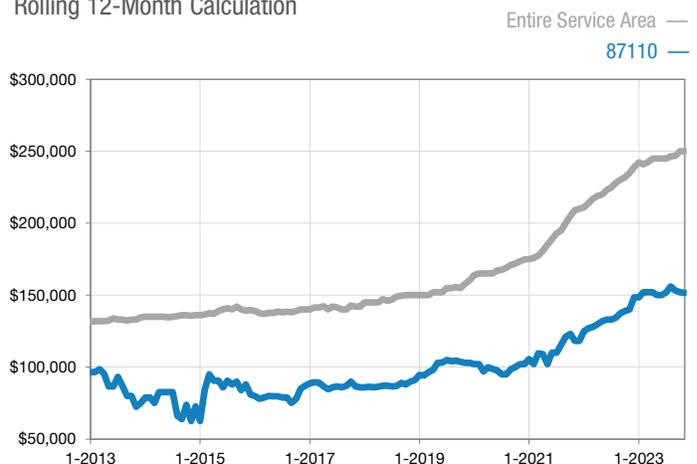
Median Sales Price - Single-Family Detached

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.