

Local Market Update for November 2023

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	2	3	+ 50.0%	70	55	- 21.4%
Pending Sales	2	3	+ 50.0%	62	37	- 40.3%
Closed Sales	3	3	0.0%	67	33	- 50.7%
Days on Market Until Sale	43	5	- 88.4%	27	23	- 14.8%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$360,245	\$399,000	+ 10.8%
Average Sales Price*	\$455,667	\$516,667	+ 13.4%	\$380,057	\$451,619	+ 18.8%
Percent of List Price Received*	97.1%	99.3%	+ 2.3%	98.2%	99.0%	+ 0.8%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--

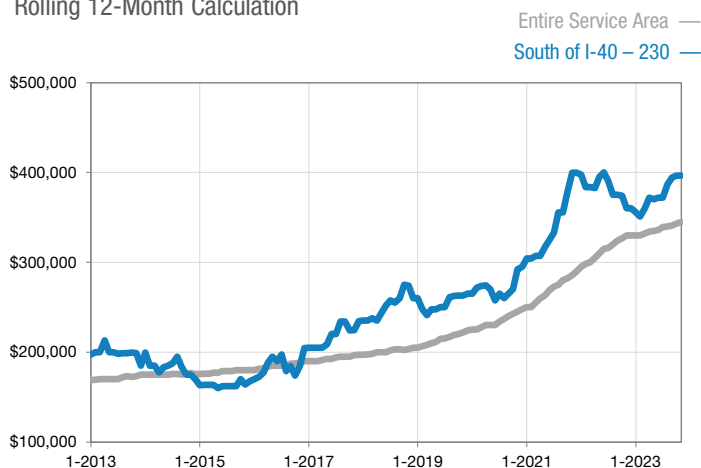
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

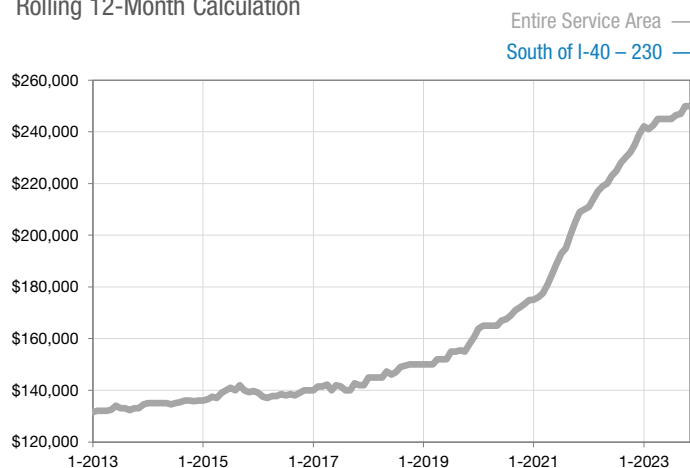
Median Sales Price - Single-Family Detached

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.