

Local Market Update for November 2023

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



87114

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	59	55	- 6.8%	1,113	821	- 26.2%
Pending Sales	51	54	+ 5.9%	922	680	- 26.2%
Closed Sales	78	40	- 48.7%	956	653	- 31.7%
Days on Market Until Sale	23	20	- 13.0%	12	23	+ 91.7%
Median Sales Price*	\$350,000	\$343,000	- 2.0%	\$350,000	\$360,000	+ 2.9%
Average Sales Price*	\$401,461	\$380,377	- 5.3%	\$385,676	\$393,701	+ 2.1%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	101.6%	99.8%	- 1.8%
Inventory of Homes for Sale	99	101	+ 2.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

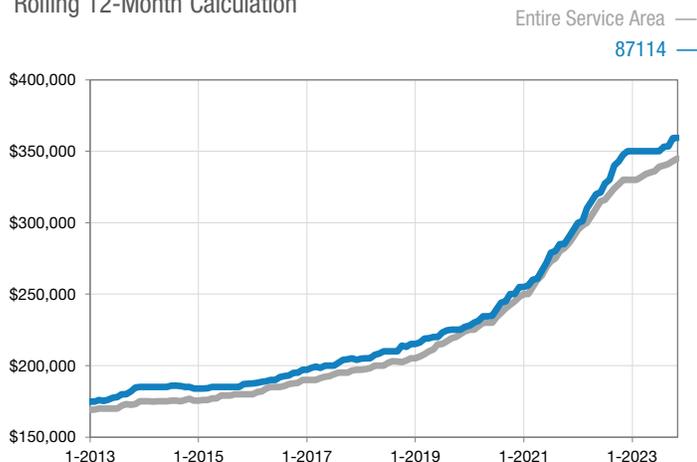
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	49	23	- 53.1%
Pending Sales	3	1	- 66.7%	43	23	- 46.5%
Closed Sales	5	1	- 80.0%	45	23	- 48.9%
Days on Market Until Sale	10	1	- 90.0%	3	15	+ 400.0%
Median Sales Price*	\$245,000	\$170,000	- 30.6%	\$200,000	\$225,000	+ 12.5%
Average Sales Price*	\$245,800	\$170,000	- 30.8%	\$216,518	\$258,418	+ 19.4%
Percent of List Price Received*	99.6%	103.0%	+ 3.4%	103.1%	101.1%	- 1.9%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

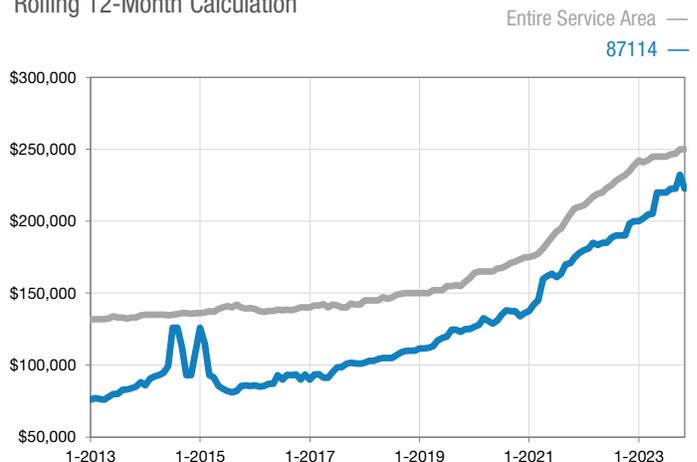
Median Sales Price - Single-Family Detached

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.