

Local Market Update for November 2023

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



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Single-Family Detached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	45	32	- 28.9%	673	571	- 15.2%
Pending Sales	34	27	- 20.6%	565	509	- 9.9%
Closed Sales	31	41	+ 32.3%	573	507	- 11.5%
Days on Market Until Sale	14	19	+ 35.7%	12	17	+ 41.7%
Median Sales Price*	\$355,000	\$460,000	+ 29.6%	\$416,000	\$435,000	+ 4.6%
Average Sales Price*	\$408,405	\$533,029	+ 30.5%	\$500,705	\$508,928	+ 1.6%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	101.7%	100.0%	- 1.7%
Inventory of Homes for Sale	68	53	- 22.1%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

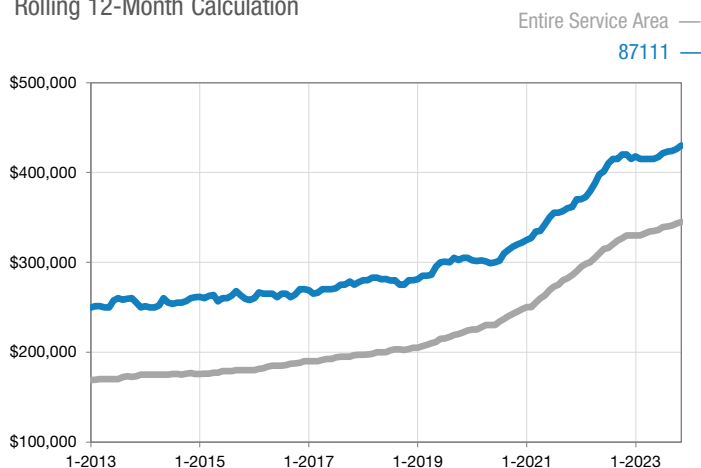
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	17	9	- 47.1%	176	143	- 18.8%
Pending Sales	22	10	- 54.5%	157	130	- 17.2%
Closed Sales	17	8	- 52.9%	145	128	- 11.7%
Days on Market Until Sale	17	7	- 58.8%	8	10	+ 25.0%
Median Sales Price*	\$289,900	\$336,500	+ 16.1%	\$302,000	\$324,500	+ 7.5%
Average Sales Price*	\$288,635	\$337,188	+ 16.8%	\$304,093	\$307,026	+ 1.0%
Percent of List Price Received*	98.0%	99.0%	+ 1.0%	102.6%	100.6%	- 1.9%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

* 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.

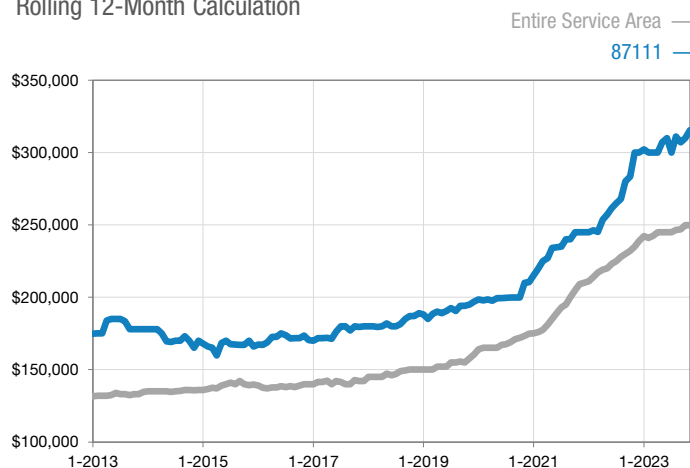
Median Sales Price - Single-Family Detached

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.