

Local Market Update for November 2023

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



87105

| Single-Family Detached | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 22 | 30 | + 36.4% | 476 | 305 | - 35.9% |
| Pending Sales | 25 | 21 | - 16.0% | 373 | 250 | - 33.0% |
| Closed Sales | 32 | 22 | - 31.3% | 375 | 260 | - 30.7% |
| Days on Market Until Sale | 19 | 21 | + 10.5% | 17 | 26 | + 52.9% |
| Median Sales Price* | \$248,500 | \$231,650 | - 6.8% | \$245,000 | \$281,250 | + 14.8% |
| Average Sales Price* | \$264,172 | \$278,046 | + 5.3% | \$269,400 | \$302,648 | + 12.3% |
| Percent of List Price Received* | 99.4% | 99.2% | - 0.2% | 100.4% | 98.8% | - 1.6% |
| Inventory of Homes for Sale | 50 | 42 | - 16.0% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.8 | + 20.0% | -- | -- | -- |

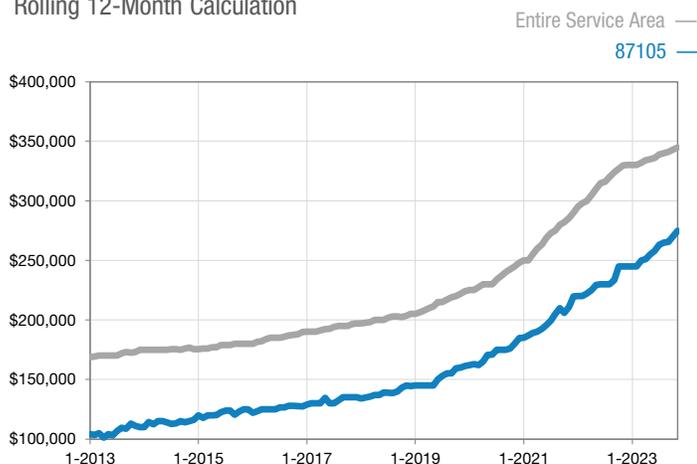
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 1 | - 50.0% | 35 | 19 | - 45.7% |
| Pending Sales | 1 | 2 | + 100.0% | 22 | 17 | - 22.7% |
| Closed Sales | 3 | 2 | - 33.3% | 22 | 14 | - 36.4% |
| Days on Market Until Sale | 44 | 11 | - 75.0% | 13 | 18 | + 38.5% |
| Median Sales Price* | \$155,000 | \$198,500 | + 28.1% | \$182,500 | \$191,000 | + 4.7% |
| Average Sales Price* | \$169,333 | \$198,500 | + 17.2% | \$184,632 | \$197,925 | + 7.2% |
| Percent of List Price Received* | 99.3% | 99.6% | + 0.3% | 100.2% | 98.8% | - 1.4% |
| Inventory of Homes for Sale | 3 | 3 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.4 | + 7.7% | -- | -- | -- |

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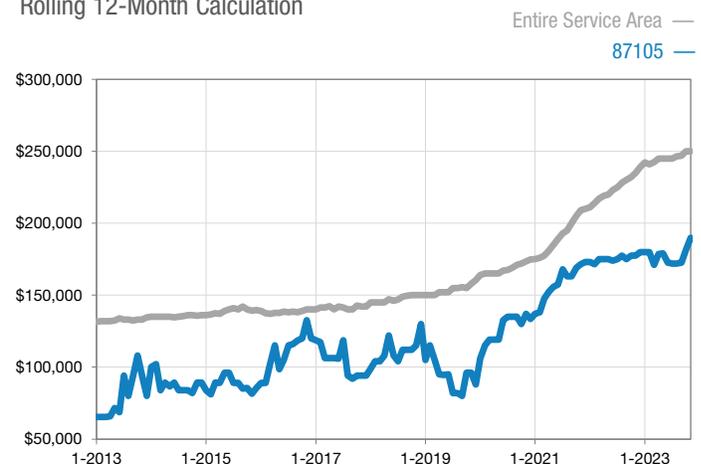
Median Sales Price - Single-Family Detached

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.