

Local Market Update for November 2023

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



87108

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	14	12	- 14.3%	285	265	- 7.0%
Pending Sales	9	15	+ 66.7%	228	228	0.0%
Closed Sales	15	23	+ 53.3%	242	221	- 8.7%
Days on Market Until Sale	31	28	- 9.7%	17	22	+ 29.4%
Median Sales Price*	\$232,000	\$293,000	+ 26.3%	\$264,250	\$274,500	+ 3.9%
Average Sales Price*	\$240,633	\$337,191	+ 40.1%	\$307,388	\$306,020	- 0.4%
Percent of List Price Received*	98.7%	97.7%	- 1.0%	101.5%	99.7%	- 1.8%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

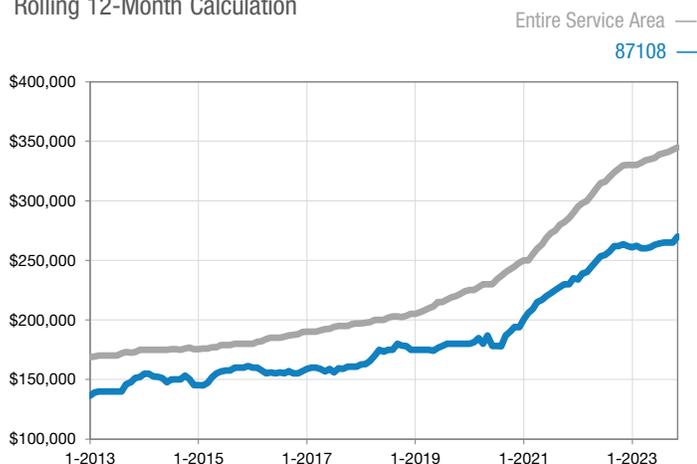
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	1	1	0.0%	31	46	+ 48.4%
Pending Sales	1	3	+ 200.0%	25	32	+ 28.0%
Closed Sales	4	0	- 100.0%	25	30	+ 20.0%
Days on Market Until Sale	5	--	--	23	18	- 21.7%
Median Sales Price*	\$205,000	--	--	\$165,000	\$189,750	+ 15.0%
Average Sales Price*	\$198,125	--	--	\$177,816	\$217,697	+ 22.4%
Percent of List Price Received*	100.0%	--	--	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	1.3	3.2	+ 146.2%	--	--	--

* 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.

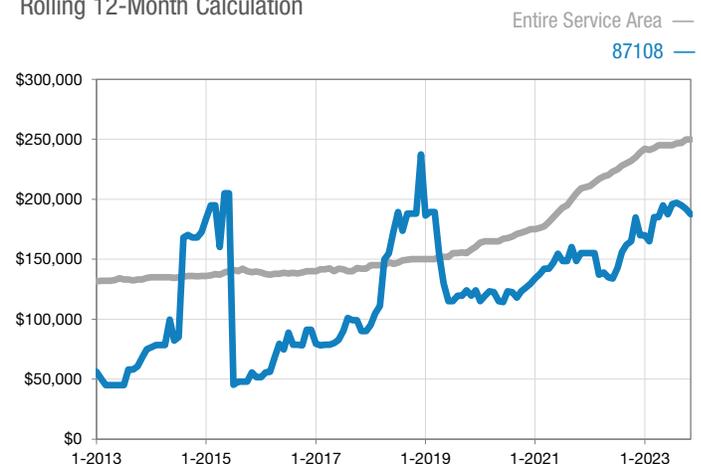
Median Sales Price - Single-Family Detached

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.