

Local Market Update for November 2023

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



87106

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	21	20	- 4.8%	263	229	- 12.9%
Pending Sales	16	13	- 18.8%	194	188	- 3.1%
Closed Sales	22	13	- 40.9%	202	178	- 11.9%
Days on Market Until Sale	24	29	+ 20.8%	14	25	+ 78.6%
Median Sales Price*	\$313,740	\$386,850	+ 23.3%	\$352,500	\$384,500	+ 9.1%
Average Sales Price*	\$348,276	\$463,875	+ 33.2%	\$377,070	\$405,839	+ 7.6%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	101.6%	99.1%	- 2.5%
Inventory of Homes for Sale	32	28	- 12.5%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

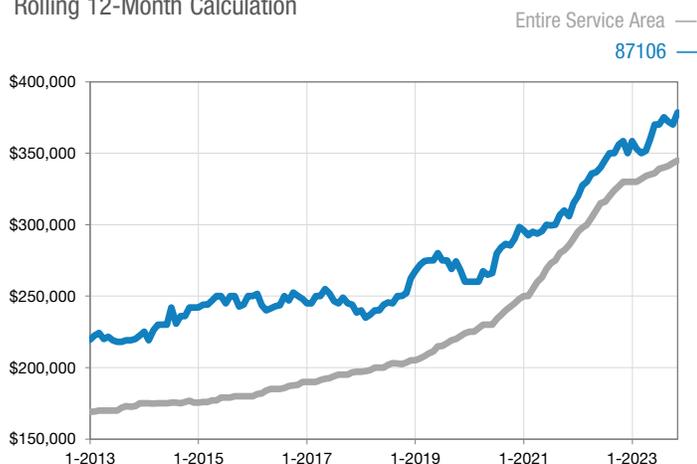
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	45	35	- 22.2%
Pending Sales	3	1	- 66.7%	36	32	- 11.1%
Closed Sales	2	1	- 50.0%	37	30	- 18.9%
Days on Market Until Sale	42	19	- 54.8%	15	29	+ 93.3%
Median Sales Price*	\$192,000	\$245,000	+ 27.6%	\$211,500	\$205,000	- 3.1%
Average Sales Price*	\$192,000	\$245,000	+ 27.6%	\$226,996	\$201,160	- 11.4%
Percent of List Price Received*	96.7%	98.4%	+ 1.8%	98.4%	99.5%	+ 1.1%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--

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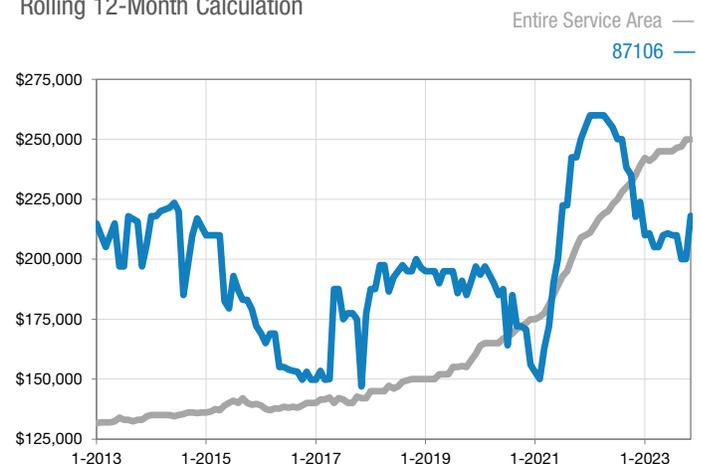
Median Sales Price - Single-Family Detached

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.