

# 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		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
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	<b>\$231,650</b>	- 6.8%	\$245,000	<b>\$281,250</b>	+ 14.8%
Average Sales Price*	\$264,172	<b>\$278,046</b>	+ 5.3%	\$269,400	<b>\$302,648</b>	+ 12.3%
Percent of List Price Received*	99.4%	<b>99.2%</b>	- 0.2%	100.4%	<b>98.8%</b>	- 1.6%
Inventory of Homes for Sale	50	42	- 16.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

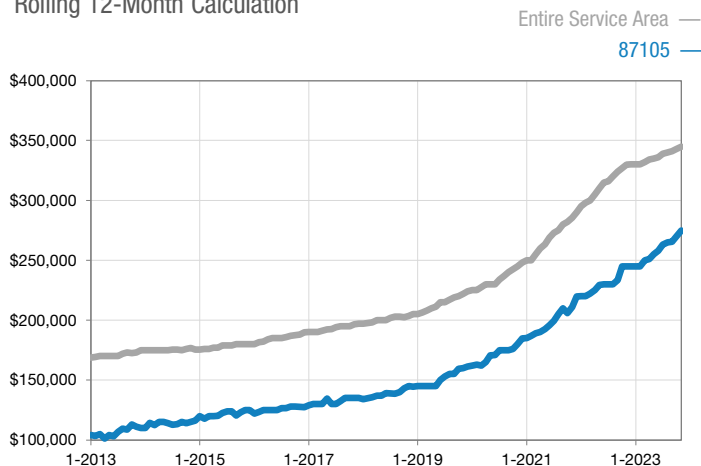
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
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	<b>\$198,500</b>	+ 28.1%	\$182,500	<b>\$191,000</b>	+ 4.7%
Average Sales Price*	\$169,333	<b>\$198,500</b>	+ 17.2%	\$184,632	<b>\$197,925</b>	+ 7.2%
Percent of List Price Received*	99.3%	<b>99.6%</b>	+ 0.3%	100.2%	<b>98.8%</b>	- 1.4%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 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.

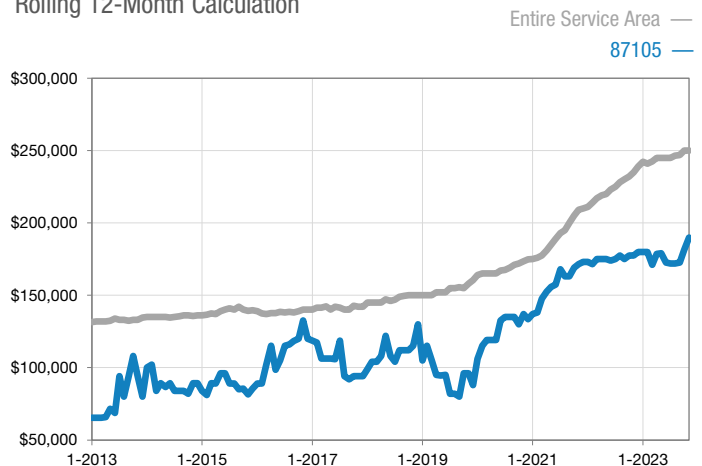
### Median Sales Price - Single-Family Detached

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.