

Local Market Update for November 2023

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	10	11	+ 10.0%	185	162	- 12.4%
Pending Sales	8	8	0.0%	148	149	+ 0.7%
Closed Sales	10	10	0.0%	156	144	- 7.7%
Days on Market Until Sale	13	31	+ 138.5%	10	19	+ 90.0%
Median Sales Price*	\$317,500	\$387,500	+ 22.0%	\$340,000	\$375,000	+ 10.3%
Average Sales Price*	\$362,100	\$395,340	+ 9.2%	\$359,653	\$392,222	+ 9.1%
Percent of List Price Received*	100.6%	98.8%	- 1.8%	101.4%	99.5%	- 1.9%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

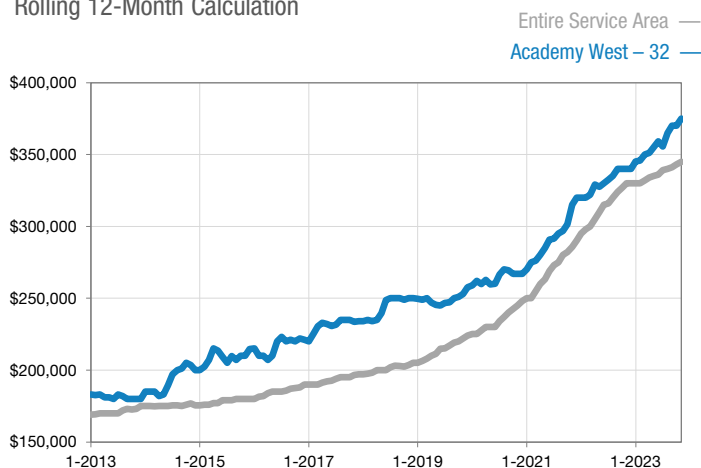
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	4	7	+ 75.0%	122	106	- 13.1%
Pending Sales	5	4	- 20.0%	116	90	- 22.4%
Closed Sales	9	4	- 55.6%	122	87	- 28.7%
Days on Market Until Sale	6	10	+ 66.7%	11	16	+ 45.5%
Median Sales Price*	\$255,000	\$244,000	- 4.3%	\$220,000	\$265,000	+ 20.5%
Average Sales Price*	\$265,000	\$248,500	- 6.2%	\$220,964	\$242,810	+ 9.9%
Percent of List Price Received*	98.8%	99.7%	+ 0.9%	101.1%	100.4%	- 0.7%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

* 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.

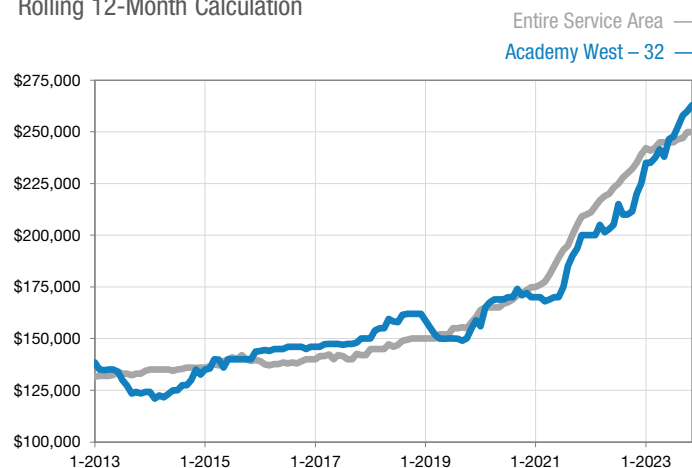
Median Sales Price - Single-Family Detached

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.