

Local Market Update for November 2023

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	14	15	+ 7.1%	205	154	- 24.9%
Pending Sales	6	14	+ 133.3%	152	122	- 19.7%
Closed Sales	11	8	- 27.3%	153	117	- 23.5%
Days on Market Until Sale	31	22	- 29.0%	15	31	+ 106.7%
Median Sales Price*	\$300,000	\$277,000	- 7.7%	\$300,000	\$285,000	- 5.0%
Average Sales Price*	\$393,336	\$322,238	- 18.1%	\$353,818	\$346,897	- 2.0%
Percent of List Price Received*	97.9%	96.7%	- 1.2%	101.6%	98.6%	- 3.0%
Inventory of Homes for Sale	31	20	- 35.5%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

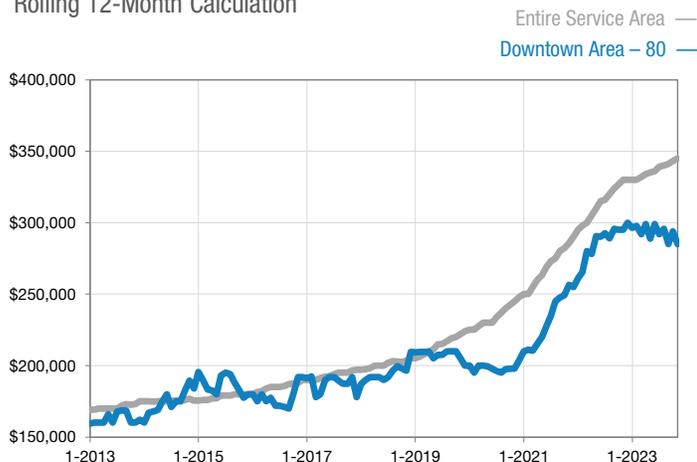
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	10	5	- 50.0%	91	94	+ 3.3%
Pending Sales	9	4	- 55.6%	72	81	+ 12.5%
Closed Sales	4	6	+ 50.0%	71	81	+ 14.1%
Days on Market Until Sale	19	42	+ 121.1%	15	29	+ 93.3%
Median Sales Price*	\$186,444	\$288,000	+ 54.5%	\$257,500	\$320,000	+ 24.3%
Average Sales Price*	\$217,972	\$294,583	+ 35.1%	\$263,839	\$308,237	+ 16.8%
Percent of List Price Received*	100.0%	101.5%	+ 1.5%	99.9%	98.7%	- 1.2%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--

* 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.

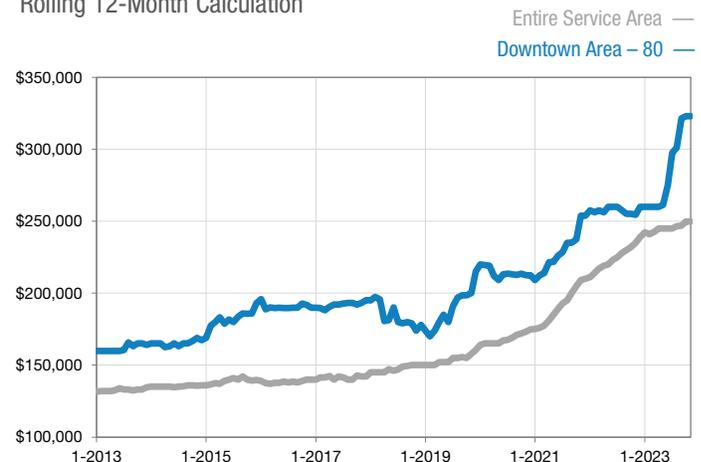
Median Sales Price - Single-Family Detached

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.