

# Local Market Update for November 2023

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



## 87121

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
<b>Key Metrics</b>						
New Listings	55	<b>53</b>	- 3.6%	866	<b>670</b>	- 22.6%
Pending Sales	43	<b>60</b>	+ 39.5%	724	<b>597</b>	- 17.5%
Closed Sales	50	<b>45</b>	- 10.0%	739	<b>566</b>	- 23.4%
Days on Market Until Sale	21	<b>31</b>	+ 47.6%	11	<b>19</b>	+ 72.7%
Median Sales Price*	\$257,000	<b>\$283,000</b>	+ 10.1%	\$253,000	<b>\$270,000</b>	+ 6.7%
Average Sales Price*	\$264,662	<b>\$293,529</b>	+ 10.9%	\$259,116	<b>\$277,428</b>	+ 7.1%
Percent of List Price Received*	99.2%	<b>99.0%</b>	- 0.2%	101.7%	<b>100.3%</b>	- 1.4%
Inventory of Homes for Sale	80	<b>74</b>	- 7.5%	--	--	--
Months Supply of Inventory	1.2	<b>1.4</b>	+ 16.7%	--	--	--

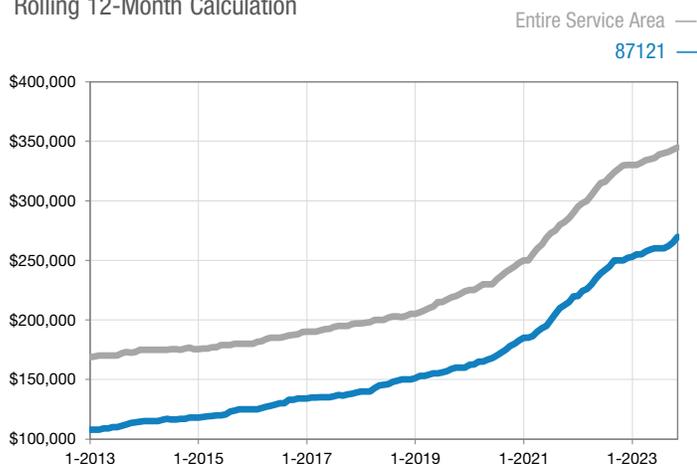
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	--	18	<b>6</b>	- 66.7%
Pending Sales	0	<b>1</b>	--	20	<b>9</b>	- 55.0%
Closed Sales	2	<b>0</b>	- 100.0%	20	<b>8</b>	- 60.0%
Days on Market Until Sale	10	--	--	6	<b>21</b>	+ 250.0%
Median Sales Price*	\$202,505	--	--	\$197,500	<b>\$209,500</b>	+ 6.1%
Average Sales Price*	\$202,505	--	--	\$199,200	<b>\$215,750</b>	+ 8.3%
Percent of List Price Received*	100.6%	--	--	103.3%	<b>102.0%</b>	- 1.3%
Inventory of Homes for Sale	1	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

\* 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.

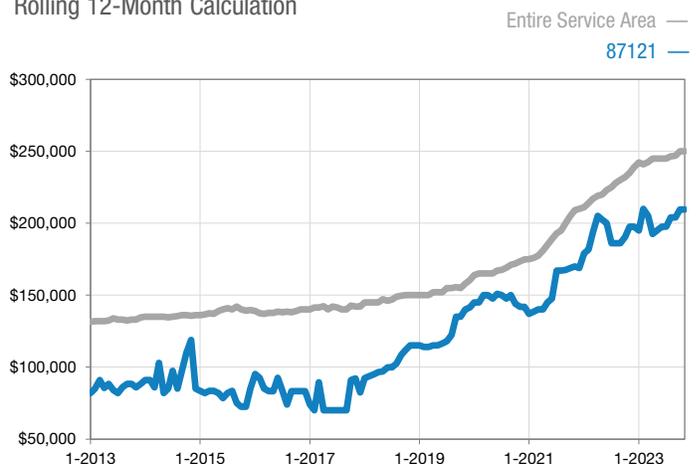
### Median Sales Price - Single-Family Detached

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.