

Local Market Update for November 2023

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



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Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	29	34	+ 17.2%	483	402	- 16.8%
Pending Sales	25	31	+ 24.0%	412	341	- 17.2%
Closed Sales	22	34	+ 54.5%	425	335	- 21.2%
Days on Market Until Sale	23	25	+ 8.7%	14	22	+ 57.1%
Median Sales Price*	\$342,950	\$357,500	+ 4.2%	\$337,000	\$359,900	+ 6.8%
Average Sales Price*	\$365,680	\$373,875	+ 2.2%	\$353,669	\$377,204	+ 6.7%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	101.2%	99.4%	- 1.8%
Inventory of Homes for Sale	45	43	- 4.4%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

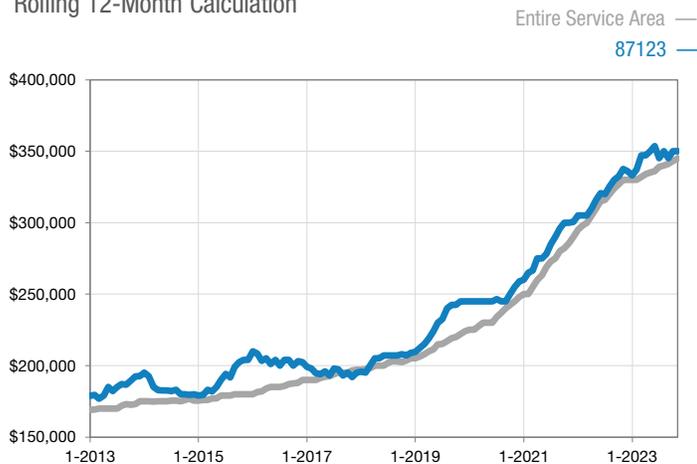
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	2	8	+ 300.0%	89	94	+ 5.6%
Pending Sales	5	7	+ 40.0%	91	84	- 7.7%
Closed Sales	5	7	+ 40.0%	93	84	- 9.7%
Days on Market Until Sale	19	17	- 10.5%	13	11	- 15.4%
Median Sales Price*	\$249,000	\$239,900	- 3.7%	\$265,000	\$267,750	+ 1.0%
Average Sales Price*	\$267,600	\$253,057	- 5.4%	\$271,176	\$264,812	- 2.3%
Percent of List Price Received*	100.8%	98.6%	- 2.2%	102.3%	100.6%	- 1.7%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--

* 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.

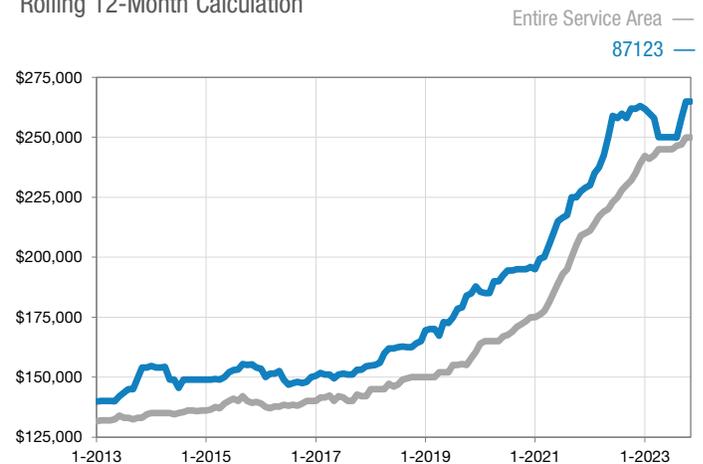
Median Sales Price - Single-Family Detached

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.