Local Market Update for November 2023

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

gaar

UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	8	13	+ 62.5%	209	201	- 3.8%
Pending Sales	11	10	- 9.1%	171	160	- 6.4%
Closed Sales	16	13	- 18.8%	175	158	- 9.7%
Days on Market Until Sale	24	17	- 29.2%	15	18	+ 20.0%
Median Sales Price*	$347,000	$525,000	+ 51.3%	$376,404	$400,000	+ 6.3%
Average Sales Price*	$404,350	$523,912	+ 29.6%	$420,547	$434,726	+ 3.4%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	101.5%	99.5%	- 2.0%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

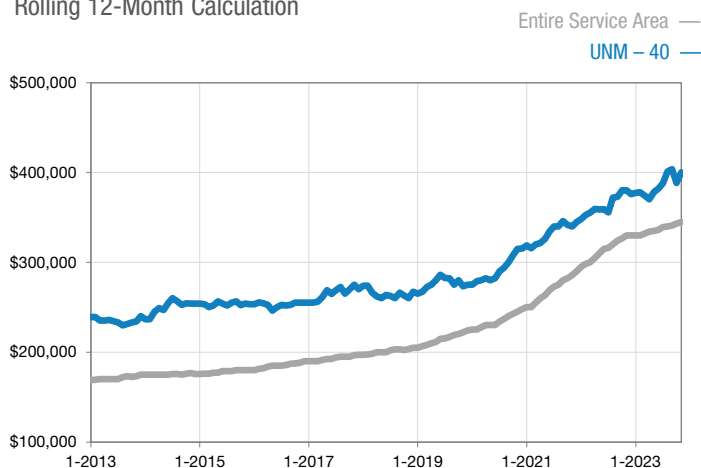* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	0	1	--	14	18	+ 28.6%
Pending Sales	1	0	- 100.0%	10	12	+ 20.0%
Closed Sales	2	1	- 50.0%	10	10	0.0%
Days on Market Until Sale	42	19	- 54.8%	20	6	- 70.0%
Median Sales Price*	$192,000	$245,000	+ 27.6%	$210,750	$322,500	+ 53.0%
Average Sales Price*	$192,000	$245,000	+ 27.6%	$276,395	$296,890	+ 7.4%
Percent of List Price Received*	96.7%	98.4%	+ 1.8%	97.0%	101.9%	+ 5.1%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	1.8	--	--	--	--

* 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.
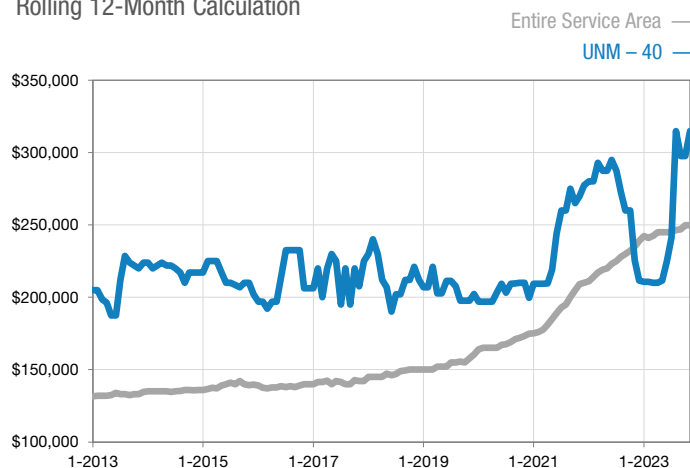
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

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.