Local Market Update for November 2023

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

gaar

87004

Single-Family Detached

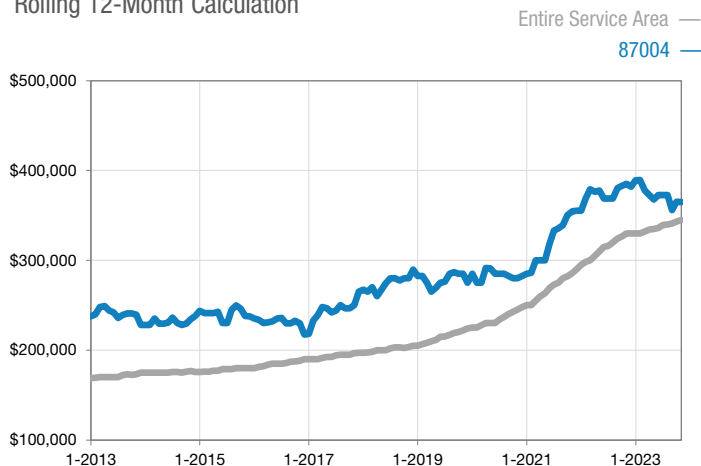| Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	8	8	0.0%	103	83	- 19.4%
Pending Sales	6	9	+ 50.0%	82	71	- 13.4%
Closed Sales	6	7	+ 16.7%	92	64	- 30.4%
Days on Market Until Sale	12	57	+ 375.0%	19	31	+ 63.2%
Median Sales Price*	$408,500	$365,000	- 10.6%	$387,000	$365,000	- 5.7%
Average Sales Price*	$507,000	$389,286	- 23.2%	$417,940	$383,761	- 8.2%
Percent of List Price Received*	100.1%	97.9%	- 2.2%	99.1%	98.9%	- 0.2%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

* 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

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	1	1	0.0%	3	3	0.0%
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	--	--	--	5	2	- 60.0%
Median Sales Price*	--	--	--	$164,950	$187,450	+ 13.6%
Average Sales Price*	--	--	--	$164,950	$187,450	+ 13.6%
Percent of List Price Received*	--	--	--	100.0%	101.2%	+ 1.2%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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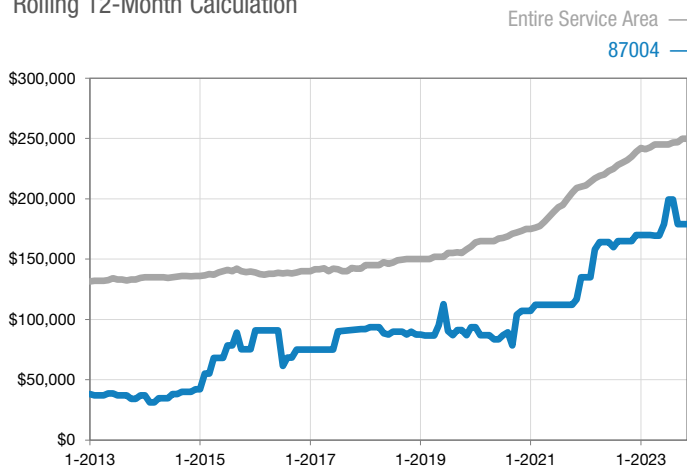
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87004 —

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

Entire Service Area —
87004 —

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.

Current as of December 5, 2023. All data from the Southwest Multiple Listing Service. Report © 2023 ShowingTime.