# Local Market Update for November 2023

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

**gaar**

# UNM South – 42

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

## Single-Family Detached

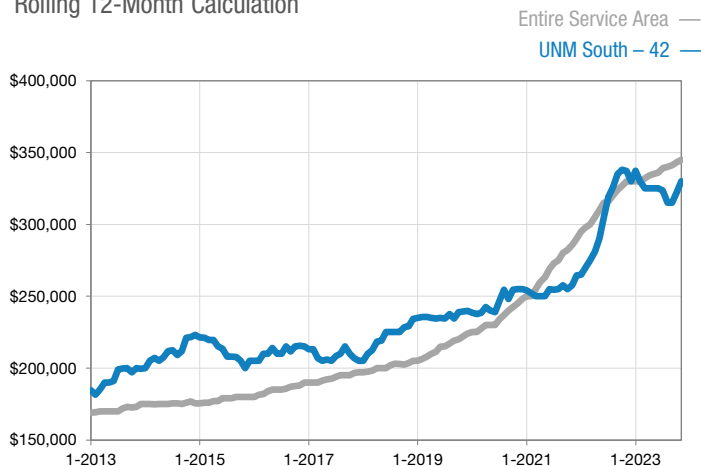| Key Metrics | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2022 | 2023 | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| New Listings | 17 | 14 | - 17.6% | 221 | 179 | - 19.0% |
| Pending Sales | 9 | 7 | - 22.2% | 161 | 149 | - 7.5% |
| Closed Sales | 12 | 11 | - 8.3% | 171 | 144 | - 15.8% |
| Days on Market Until Sale | 25 | 15 | - 40.0% | 16 | 27 | + 68.8% |
| Median Sales Price* | $251,000 | $343,000 | + 36.7% | $335,000 | $331,500 | - 1.0% |
| Average Sales Price* | $257,167 | $378,427 | + 47.2% | $372,191 | $359,937 | - 3.3% |
| Percent of List Price Received* | 97.6% | 97.9% | + 0.3% | 101.5% | 99.4% | - 2.1% |
| Inventory of Homes for Sale | 31 | 20 | - 35.5% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 1.5 | - 31.8% | -- | -- | -- |

* 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.

## Single-Family Attached

| Key Metrics | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2022 | 2023 | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| New Listings | 5 | 1 | - 80.0% | 38 | 33 | - 13.2% |
| Pending Sales | 2 | 2 | 0.0% | 29 | 30 | + 3.4% |
| Closed Sales | 0 | 0 | 0.0% | 29 | 30 | + 3.4% |
| Days on Market Until Sale | -- | -- | -- | 12 | 38 | + 216.7% |
| Median Sales Price* | -- | -- | -- | $165,000 | $136,500 | - 17.3% |
| Average Sales Price* | -- | -- | -- | $202,014 | $196,593 | - 2.7% |
| Percent of List Price Received* | -- | -- | -- | 99.1% | 98.6% | - 0.5% |
| Inventory of Homes for Sale | 7 | 8 | + 14.3% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 2.7 | + 22.7% | -- | -- | -- |

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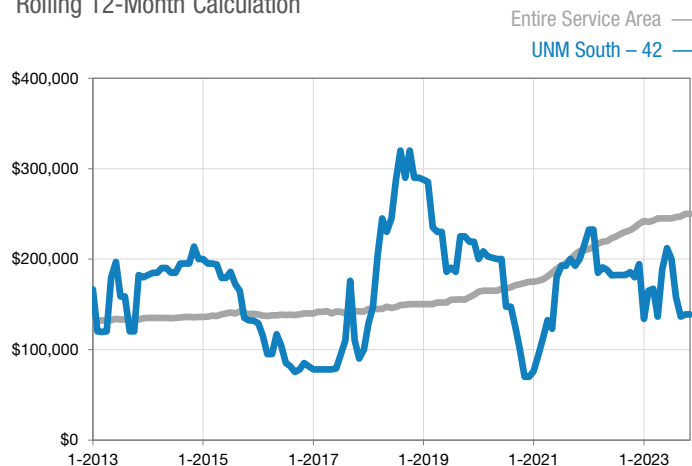
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM South – 42 —



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

Entire Service Area —
UNM South – 42 —



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.