

Local Market Update for November 2023

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



87002

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	22	24	+ 9.1%	286	293	+ 2.4%
Pending Sales	14	11	- 21.4%	230	219	- 4.8%
Closed Sales	21	22	+ 4.8%	248	213	- 14.1%
Days on Market Until Sale	40	37	- 7.5%	30	48	+ 60.0%
Median Sales Price*	\$262,500	\$256,900	- 2.1%	\$247,950	\$256,900	+ 3.6%
Average Sales Price*	\$265,766	\$246,045	- 7.4%	\$254,399	\$265,411	+ 4.3%
Percent of List Price Received*	98.7%	100.0%	+ 1.3%	99.9%	98.0%	- 1.9%
Inventory of Homes for Sale	63	65	+ 3.2%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--

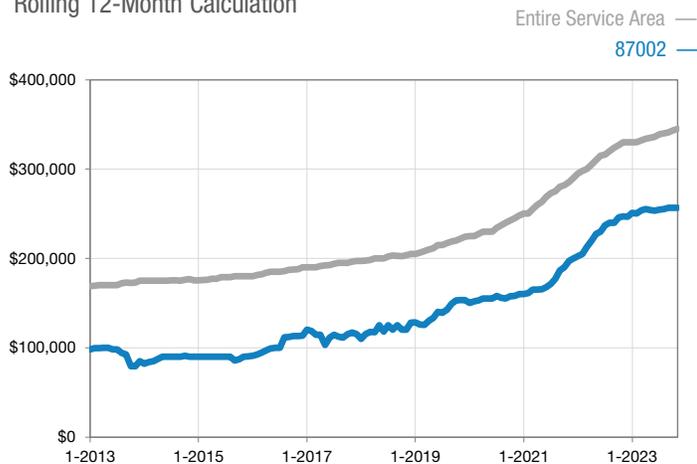
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	1	1	0.0%	27	20	- 25.9%
Pending Sales	1	0	- 100.0%	27	13	- 51.9%
Closed Sales	4	1	- 75.0%	31	14	- 54.8%
Days on Market Until Sale	28	34	+ 21.4%	16	12	- 25.0%
Median Sales Price*	\$167,500	\$223,000	+ 33.1%	\$165,000	\$191,500	+ 16.1%
Average Sales Price*	\$151,250	\$223,000	+ 47.4%	\$159,616	\$184,646	+ 15.7%
Percent of List Price Received*	88.7%	94.9%	+ 7.0%	98.2%	101.7%	+ 3.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

* 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.

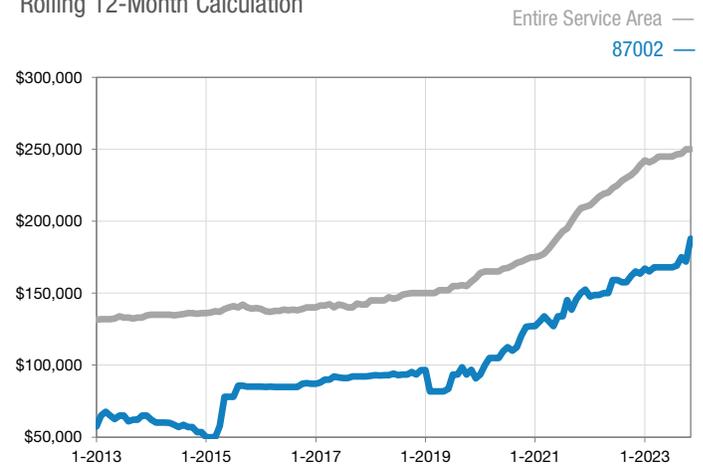
Median Sales Price - Single-Family Detached

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.