

Local Market Update for November 2023

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



87031

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	54	42	- 22.2%	662	682	+ 3.0%
Pending Sales	23	39	+ 69.6%	458	579	+ 26.4%
Closed Sales	33	29	- 12.1%	487	560	+ 15.0%
Days on Market Until Sale	34	63	+ 85.3%	26	54	+ 107.7%
Median Sales Price*	\$299,000	\$322,990	+ 8.0%	\$295,000	\$303,065	+ 2.7%
Average Sales Price*	\$305,398	\$335,076	+ 9.7%	\$316,067	\$318,333	+ 0.7%
Percent of List Price Received*	98.8%	98.8%	0.0%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	170	111	- 34.7%	--	--	--
Months Supply of Inventory	4.1	2.2	- 46.3%	--	--	--

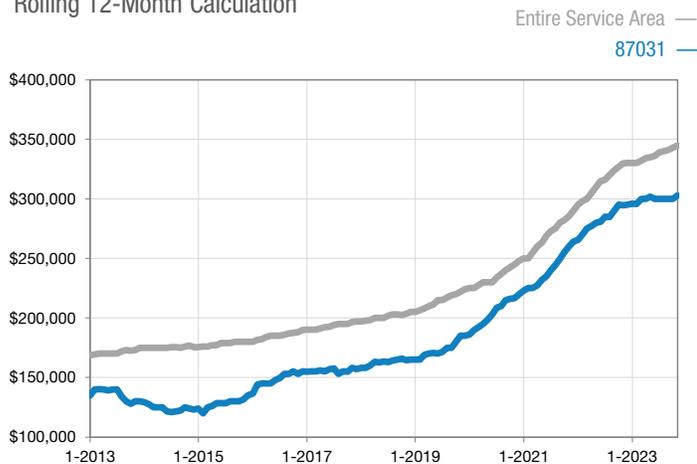
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	0	2	--	15	25	+ 66.7%
Pending Sales	0	2	--	14	16	+ 14.3%
Closed Sales	2	3	+ 50.0%	15	14	- 6.7%
Days on Market Until Sale	19	13	- 31.6%	7	5	- 28.6%
Median Sales Price*	\$207,500	\$230,000	+ 10.8%	\$205,900	\$230,000	+ 11.7%
Average Sales Price*	\$207,500	\$205,000	- 1.2%	\$206,007	\$228,143	+ 10.7%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	104.7%	102.1%	- 2.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 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.

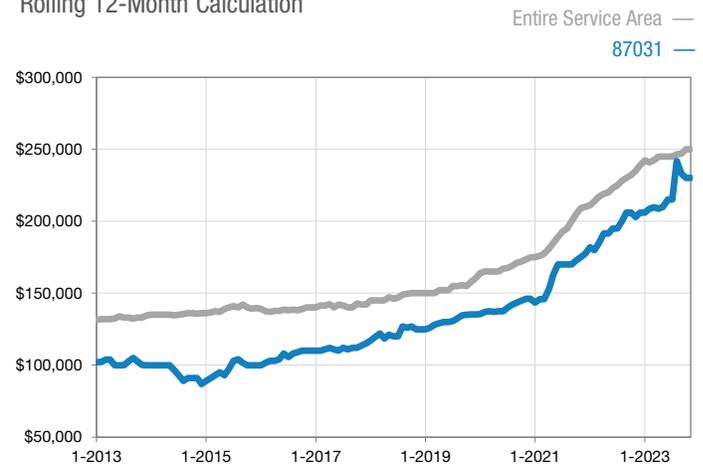
Median Sales Price - Single-Family Detached

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.