

Local Market Update for November 2023

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



87102

Single-Family Detached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	11	18	+ 63.6%	168	149	- 11.3%
Pending Sales	6	14	+ 133.3%	122	115	- 5.7%
Closed Sales	7	6	- 14.3%	119	109	- 8.4%
Days on Market Until Sale	22	18	- 18.2%	14	27	+ 92.9%
Median Sales Price*	\$275,000	\$165,000	- 40.0%	\$235,000	\$240,000	+ 2.1%
Average Sales Price*	\$278,429	\$197,150	- 29.2%	\$261,161	\$264,473	+ 1.3%
Percent of List Price Received*	95.3%	94.1%	- 1.3%	101.2%	99.2%	- 2.0%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

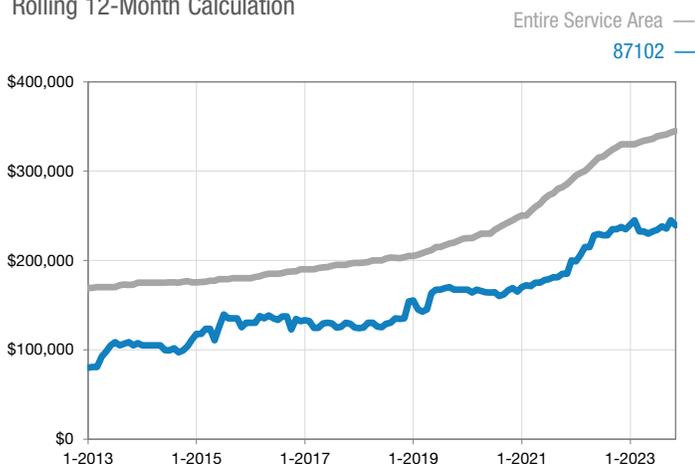
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	10	4	- 60.0%	71	72	+ 1.4%
Pending Sales	7	4	- 42.9%	53	62	+ 17.0%
Closed Sales	4	6	+ 50.0%	52	61	+ 17.3%
Days on Market Until Sale	19	42	+ 121.1%	14	33	+ 135.7%
Median Sales Price*	\$186,444	\$288,000	+ 54.5%	\$232,950	\$300,000	+ 28.8%
Average Sales Price*	\$217,972	\$294,583	+ 35.1%	\$252,790	\$287,404	+ 13.7%
Percent of List Price Received*	100.0%	101.5%	+ 1.5%	99.6%	98.6%	- 1.0%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--

* 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.

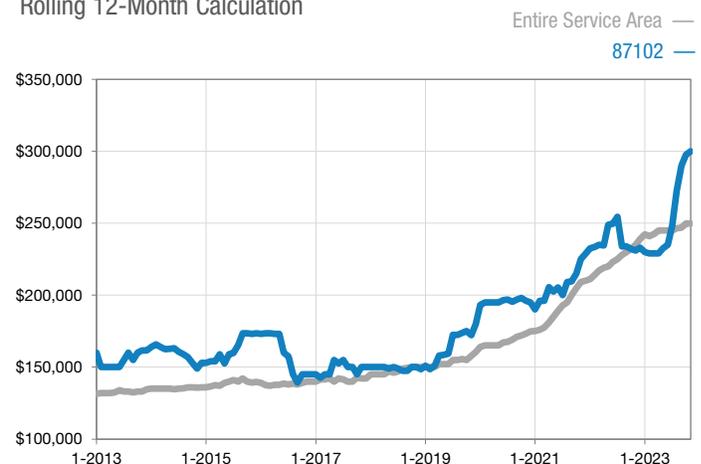
Median Sales Price - Single-Family Detached

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.