

Local Market Update for November 2023

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

| Single-Family Detached | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 9 | 16 | + 77.8% | 223 | 163 | - 26.9% |
| Pending Sales | 9 | 12 | + 33.3% | 194 | 120 | - 38.1% |
| Closed Sales | 15 | 12 | - 20.0% | 200 | 116 | - 42.0% |
| Days on Market Until Sale | 18 | 21 | + 16.7% | 17 | 22 | + 29.4% |
| Median Sales Price* | \$219,900 | \$198,455 | - 9.8% | \$220,000 | \$233,000 | + 5.9% |
| Average Sales Price* | \$226,193 | \$211,584 | - 6.5% | \$231,518 | \$259,430 | + 12.1% |
| Percent of List Price Received* | 98.8% | 98.2% | - 0.6% | 100.4% | 98.7% | - 1.7% |
| Inventory of Homes for Sale | 15 | 26 | + 73.3% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 2.4 | + 166.7% | -- | -- | -- |

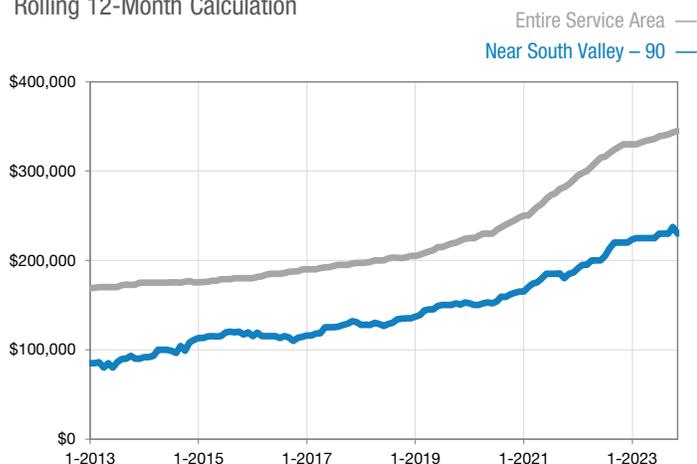
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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% | 23 | 8 | - 65.2% |
| Pending Sales | 1 | 2 | + 100.0% | 12 | 9 | - 25.0% |
| Closed Sales | 2 | 1 | - 50.0% | 11 | 6 | - 45.5% |
| Days on Market Until Sale | 32 | 6 | - 81.3% | 14 | 31 | + 121.4% |
| Median Sales Price* | \$131,500 | \$162,000 | + 23.2% | \$155,000 | \$153,500 | - 1.0% |
| Average Sales Price* | \$131,500 | \$162,000 | + 23.2% | \$143,173 | \$150,825 | + 5.3% |
| Percent of List Price Received* | 99.9% | 101.3% | + 1.4% | 99.0% | 95.6% | - 3.4% |
| Inventory of Homes for Sale | 2 | 1 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.7 | - 46.2% | -- | -- | -- |

* 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.

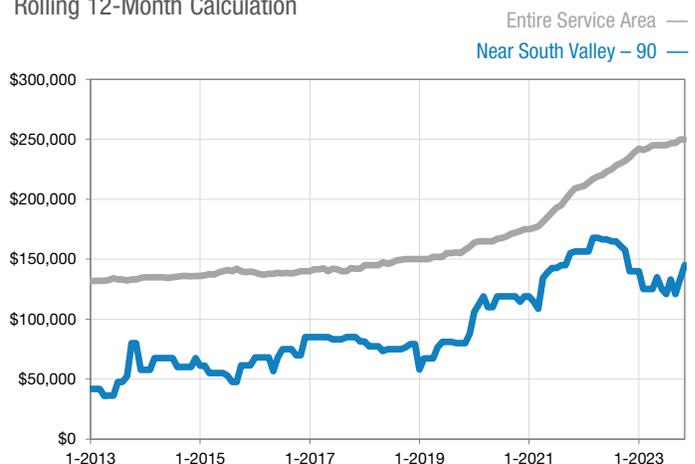
Median Sales Price - Single-Family Detached

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.