

Local Market Update for December 2022

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	7	10	+ 42.9%	304	242	- 20.4%
Pending Sales	16	2	- 87.5%	235	177	- 24.7%
Closed Sales	15	12	- 20.0%	228	193	- 15.4%
Days on Market Until Sale	28	49	+ 75.0%	21	24	+ 14.3%
Median Sales Price*	\$405,000	\$378,500	- 6.5%	\$375,000	\$420,000	+ 12.0%
Average Sales Price*	\$526,198	\$415,244	- 21.1%	\$481,997	\$534,236	+ 10.8%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	30	38	+ 26.7%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--

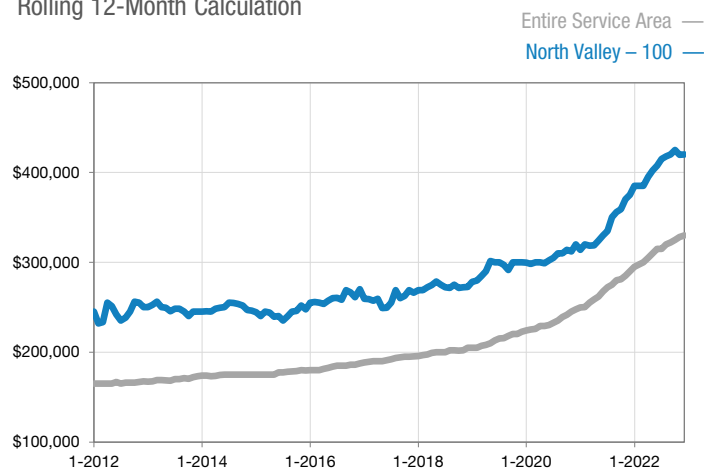
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	2	1	- 50.0%	45	36	- 20.0%
Pending Sales	3	1	- 66.7%	44	34	- 22.7%
Closed Sales	5	4	- 20.0%	45	36	- 20.0%
Days on Market Until Sale	2	8	+ 300.0%	5	4	- 20.0%
Median Sales Price*	\$190,000	\$235,850	+ 24.1%	\$187,000	\$224,000	+ 19.8%
Average Sales Price*	\$261,000	\$258,925	- 0.8%	\$207,759	\$223,897	+ 7.8%
Percent of List Price Received*	104.6%	101.7%	- 2.8%	103.0%	101.6%	- 1.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

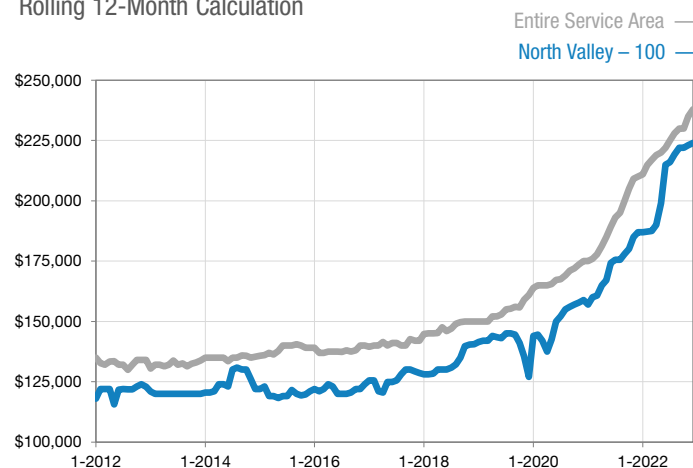
Median Sales Price - Single-Family Detached

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.