

Local Market Update for February 2023

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	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	22	14	- 36.4%	41	29	- 29.3%
Pending Sales	15	15	0.0%	34	22	- 35.3%
Closed Sales	19	6	- 68.4%	37	9	- 75.7%
Days on Market Until Sale	26	67	+ 157.7%	27	52	+ 92.6%
Median Sales Price*	\$418,000	\$397,500	- 4.9%	\$418,000	\$410,000	- 1.9%
Average Sales Price*	\$590,837	\$537,333	- 9.1%	\$559,957	\$586,734	+ 4.8%
Percent of List Price Received*	100.1%	92.8%	- 7.3%	99.9%	94.8%	- 5.1%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

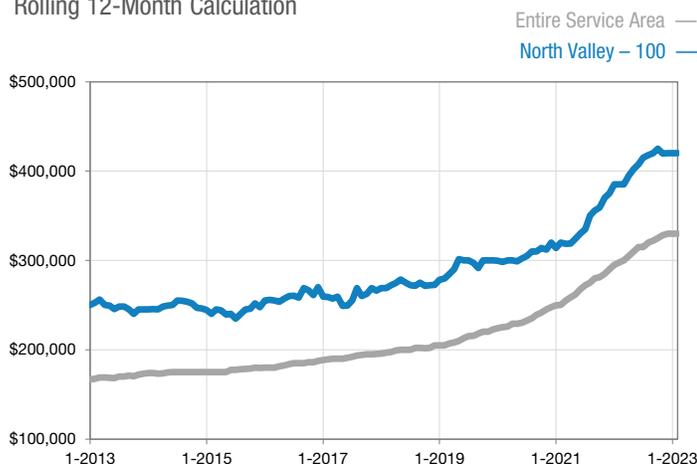
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	4	5	+ 25.0%
Pending Sales	2	2	0.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	1	--	--	1	--	--
Median Sales Price*	\$210,000	--	--	\$210,000	--	--
Average Sales Price*	\$210,000	--	--	\$201,667	--	--
Percent of List Price Received*	107.7%	--	--	106.6%	--	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

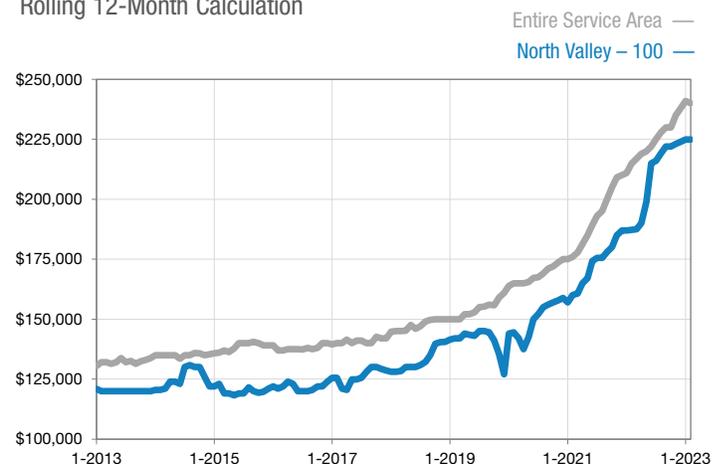
Median Sales Price - Single-Family Detached

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.