

Local Market Update for February 2023

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



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	2	2	0.0%	4	6	+ 50.0%
Pending Sales	4	3	- 25.0%	7	5	- 28.6%
Closed Sales	2	2	0.0%	3	2	- 33.3%
Days on Market Until Sale	58	6	- 89.7%	45	6	- 86.7%
Median Sales Price*	\$447,580	\$516,500	+ 15.4%	\$345,000	\$516,500	+ 49.7%
Average Sales Price*	\$447,580	\$516,500	+ 15.4%	\$413,387	\$516,500	+ 24.9%
Percent of List Price Received*	93.5%	101.0%	+ 8.0%	92.2%	101.0%	+ 9.5%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

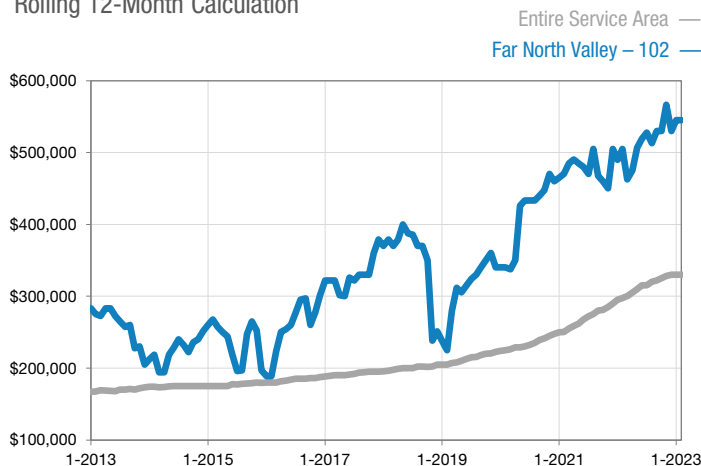
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

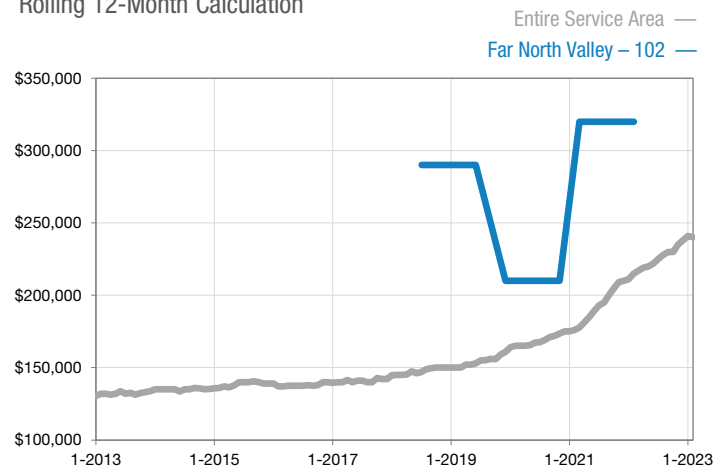
Median Sales Price - Single-Family Detached

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.