

Local Market Update for March 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	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	28	15	- 46.4%	69	45	- 34.8%
Pending Sales	21	11	- 47.6%	55	32	- 41.8%
Closed Sales	15	13	- 13.3%	52	22	- 57.7%
Days on Market Until Sale	21	60	+ 185.7%	25	57	+ 128.0%
Median Sales Price*	\$351,000	\$390,000	+ 11.1%	\$404,500	\$400,000	- 1.1%
Average Sales Price*	\$472,033	\$670,308	+ 42.0%	\$534,594	\$636,119	+ 19.0%
Percent of List Price Received*	103.0%	99.1%	- 3.8%	100.8%	97.3%	- 3.5%
Inventory of Homes for Sale	26	30	+ 15.4%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--

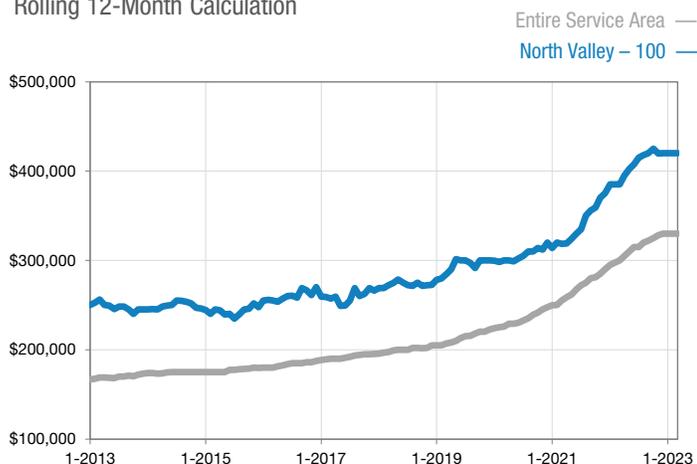
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	5	2	- 60.0%	9	7	- 22.2%
Pending Sales	4	2	- 50.0%	8	4	- 50.0%
Closed Sales	3	1	- 66.7%	6	2	- 66.7%
Days on Market Until Sale	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$222,000	\$198,500	- 10.6%	\$215,000	\$199,250	- 7.3%
Average Sales Price*	\$201,667	\$198,500	- 1.6%	\$201,667	\$199,250	- 1.2%
Percent of List Price Received*	100.8%	107.3%	+ 6.4%	103.7%	103.6%	- 0.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.2	+ 300.0%	--	--	--

* 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.

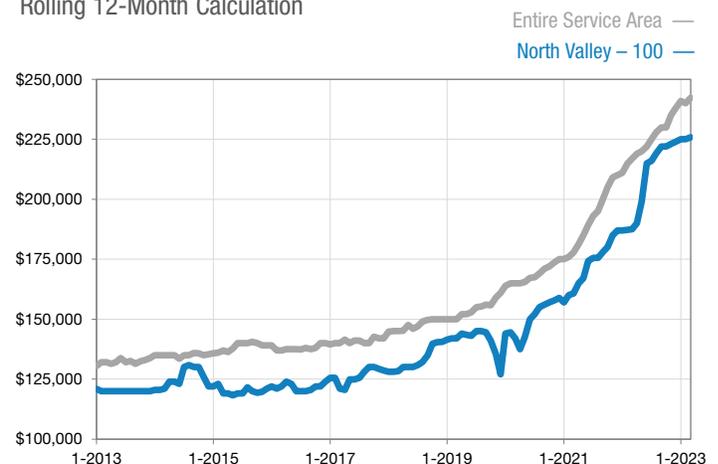
Median Sales Price - Single-Family Detached

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.