

Local Market Update for March 2023

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

| Single-Family Detached | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 3-2022 | Thru 3-2023 | Percent Change |
| New Listings | 22 | 16 | - 27.3% | 80 | 40 | - 50.0% |
| Pending Sales | 21 | 15 | - 28.6% | 60 | 38 | - 36.7% |
| Closed Sales | 22 | 12 | - 45.5% | 61 | 35 | - 42.6% |
| Days on Market Until Sale | 37 | 88 | + 137.8% | 31 | 53 | + 71.0% |
| Median Sales Price* | \$330,745 | \$337,500 | + 2.0% | \$290,000 | \$330,833 | + 14.1% |
| Average Sales Price* | \$387,957 | \$332,022 | - 14.4% | \$334,067 | \$347,018 | + 3.9% |
| Percent of List Price Received* | 100.6% | 98.2% | - 2.4% | 100.2% | 98.9% | - 1.3% |
| Inventory of Homes for Sale | 33 | 28 | - 15.2% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.8 | + 20.0% | -- | -- | -- |

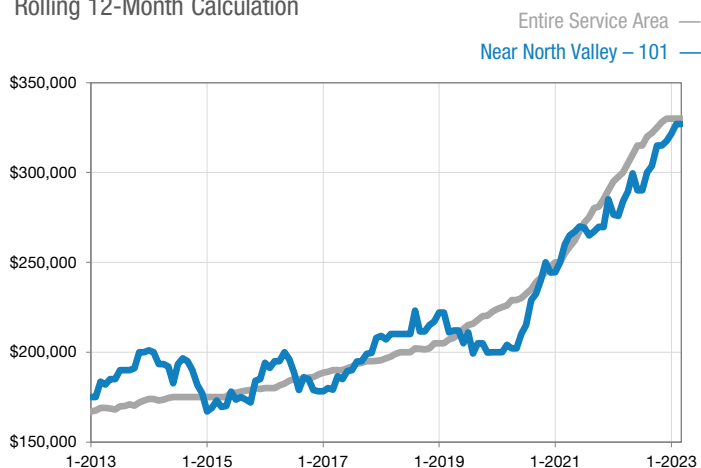
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 3-2022 | Thru 3-2023 | Percent Change |
| New Listings | 1 | 0 | - 100.0% | 15 | 6 | - 60.0% |
| Pending Sales | 1 | 1 | 0.0% | 19 | 8 | - 57.9% |
| Closed Sales | 10 | 5 | - 50.0% | 25 | 9 | - 64.0% |
| Days on Market Until Sale | 8 | 9 | + 12.5% | 18 | 11 | - 38.9% |
| Median Sales Price* | \$240,000 | \$246,500 | + 2.7% | \$245,000 | \$280,000 | + 14.3% |
| Average Sales Price* | \$257,000 | \$260,287 | + 1.3% | \$285,830 | \$309,271 | + 8.2% |
| Percent of List Price Received* | 102.7% | 101.6% | - 1.1% | 101.4% | 100.0% | - 1.4% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 0.3 | -- | -- | -- | -- |

* 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.

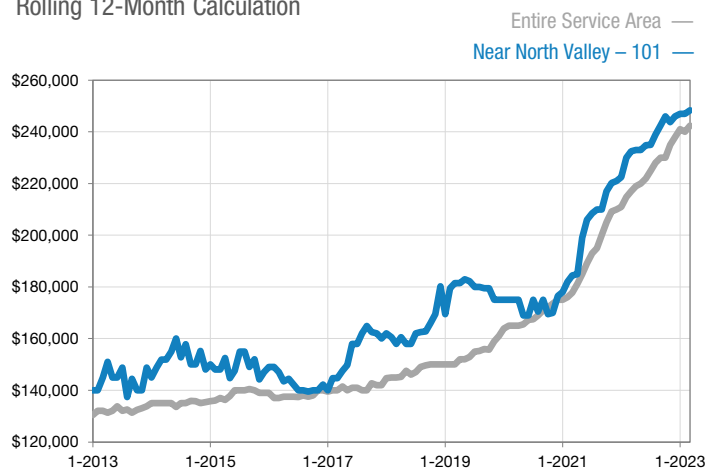
Median Sales Price - Single-Family Detached

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.