

Local Market Update for April 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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	19	10	- 47.4%	88	55	- 37.5%
Pending Sales	17	7	- 58.8%	72	39	- 45.8%
Closed Sales	22	7	- 68.2%	74	29	- 60.8%
Days on Market Until Sale	23	59	+ 156.5%	24	57	+ 137.5%
Median Sales Price*	\$507,000	\$472,000	- 6.9%	\$425,000	\$415,000	- 2.4%
Average Sales Price*	\$636,499	\$487,399	- 23.4%	\$564,890	\$600,221	+ 6.3%
Percent of List Price Received*	101.6%	100.7%	- 0.9%	101.0%	98.2%	- 2.8%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--

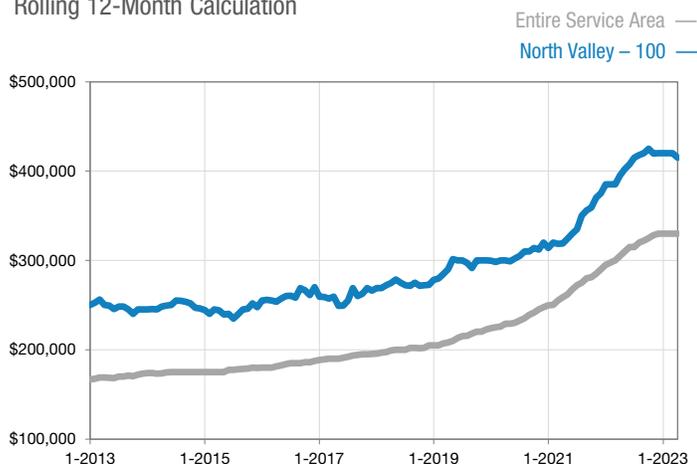
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	6	2	- 66.7%	15	9	- 40.0%
Pending Sales	6	4	- 33.3%	14	8	- 42.9%
Closed Sales	5	1	- 80.0%	11	3	- 72.7%
Days on Market Until Sale	2	17	+ 750.0%	2	7	+ 250.0%
Median Sales Price*	\$235,000	\$255,000	+ 8.5%	\$220,000	\$200,000	- 9.1%
Average Sales Price*	\$207,600	\$255,000	+ 22.8%	\$204,364	\$217,833	+ 6.6%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	101.8%	101.9%	+ 0.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

* 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.

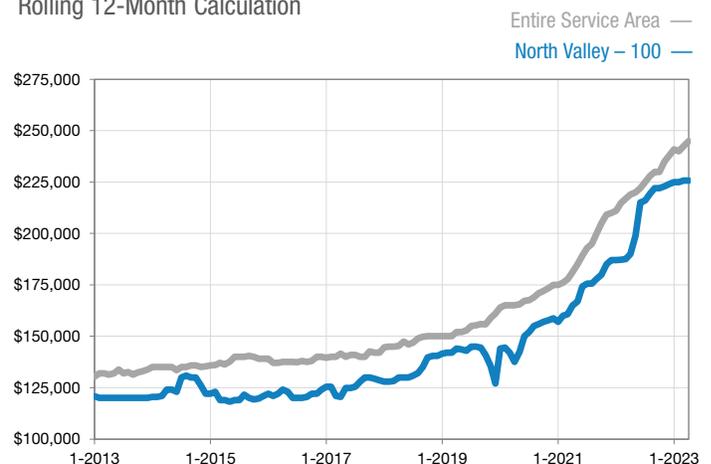
Median Sales Price - Single-Family Detached

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.