# Local Market Update for April 2023

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

**gaar**

# 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

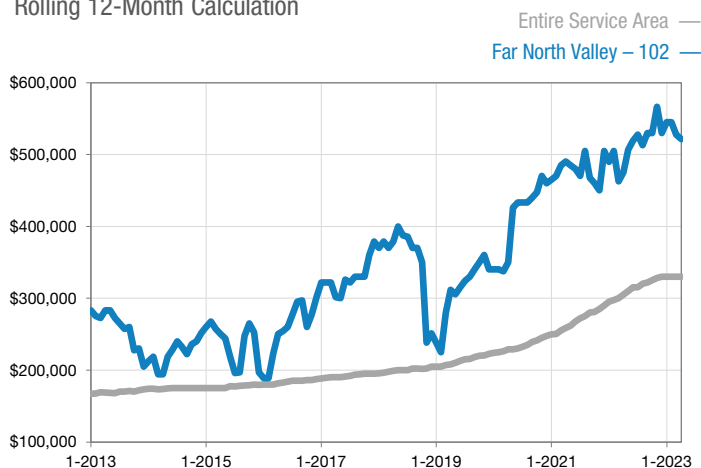| Key Metrics | April | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2022 | 2023 | Percent Change | Thru 4-2022 | Thru 4-2023 | Percent Change |
| New Listings | 8 | **6** | - 25.0% | 18 | **13** | - 27.8% |
| Pending Sales | 8 | **2** | - 75.0% | 17 | **7** | - 58.8% |
| Closed Sales | 4 | **0** | - 100.0% | 9 | **4** | - 55.6% |
| Days on Market Until Sale | 50 | **--** | -- | 43 | **34** | - 20.9% |
| Median Sales Price* | $577,500 | **--** | -- | $525,000 | **$387,750** | - 26.1% |
| Average Sales Price* | $592,834 | **--** | -- | $520,980 | **$410,125** | - 21.3% |
| Percent of List Price Received* | 100.2% | **--** | -- | 98.9% | **94.2%** | - 4.8% |
| Inventory of Homes for Sale | 7 | **5** | - 28.6% | -- | **--** | -- |
| Months Supply of Inventory | 2.7 | **2.4** | - 11.1% | -- | **--** | -- |

*\* 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

| Key Metrics | April | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2022 | 2023 | Percent Change | Thru 4-2022 | Thru 4-2023 | 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.*
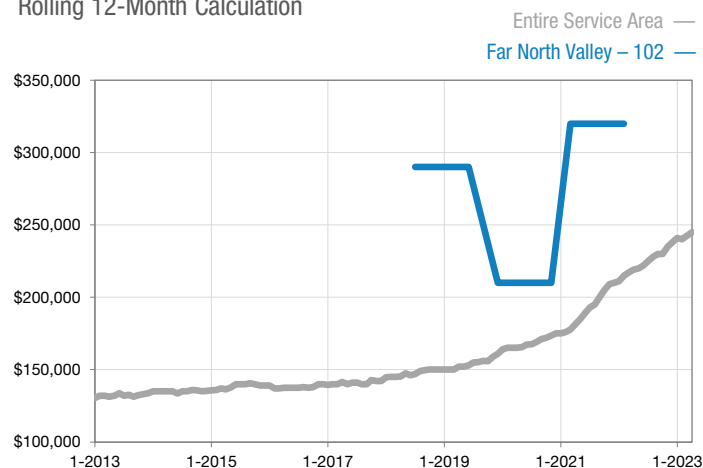
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Far North Valley – 102 —



## Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Far North Valley – 102 —



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.