Local Market Update for April 2023

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

gaar

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

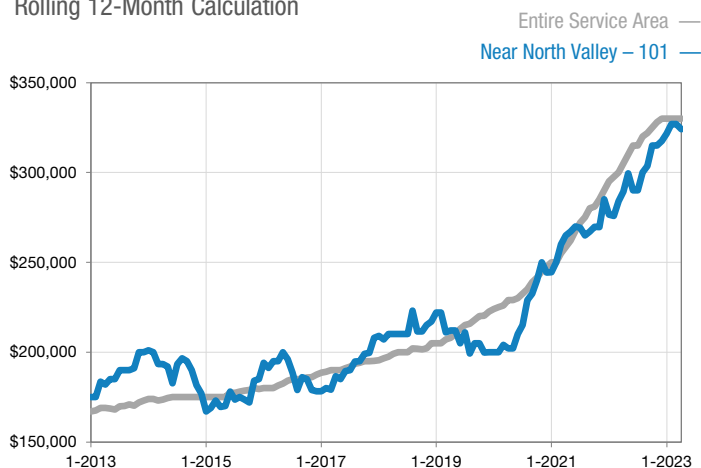| Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	24	14	- 41.7%	104	54	- 48.1%
Pending Sales	12	16	+ 33.3%	72	52	- 27.8%
Closed Sales	17	15	- 11.8%	78	50	- 35.9%
Days on Market Until Sale	10	50	+ 400.0%	27	52	+ 92.6%
Median Sales Price*	$365,000	$350,000	- 4.1%	$307,500	$340,417	+ 10.7%
Average Sales Price*	$390,118	$358,899	- 8.0%	$346,283	$350,582	+ 1.2%
Percent of List Price Received*	103.3%	99.3%	- 3.9%	100.9%	99.0%	- 1.9%
Inventory of Homes for Sale	44	26	- 40.9%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--

* 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	7	0	- 100.0%	22	6	- 72.7%
Pending Sales	2	2	0.0%	21	9	- 57.1%
Closed Sales	0	0	0.0%	25	9	- 64.0%
Days on Market Until Sale	--	--	--	18	11	- 38.9%
Median Sales Price*	--	--	--	$245,000	$280,000	+ 14.3%
Average Sales Price*	--	--	--	$285,830	$309,271	+ 8.2%
Percent of List Price Received*	--	--	--	101.4%	100.0%	- 1.4%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.
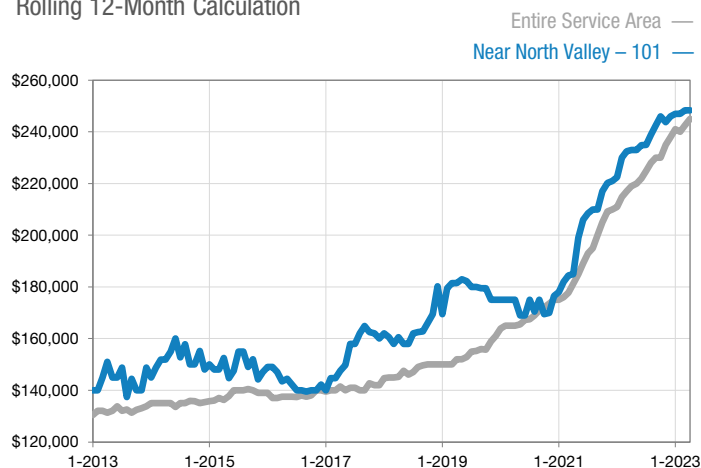
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Near North Valley – 101 —

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

Entire Service Area —
Near North Valley – 101 —

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.