

Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	27	19	- 29.6%	115	74	- 35.7%
Pending Sales	18	18	0.0%	90	57	- 36.7%
Closed Sales	18	10	- 44.4%	92	39	- 57.6%
Days on Market Until Sale	14	29	+ 107.1%	22	50	+ 127.3%
Median Sales Price*	\$465,000	\$622,500	+ 33.9%	\$445,000	\$470,000	+ 5.6%
Average Sales Price*	\$503,794	\$889,300	+ 76.5%	\$552,936	\$674,344	+ 22.0%
Percent of List Price Received*	102.1%	96.9%	- 5.1%	101.2%	97.8%	- 3.4%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

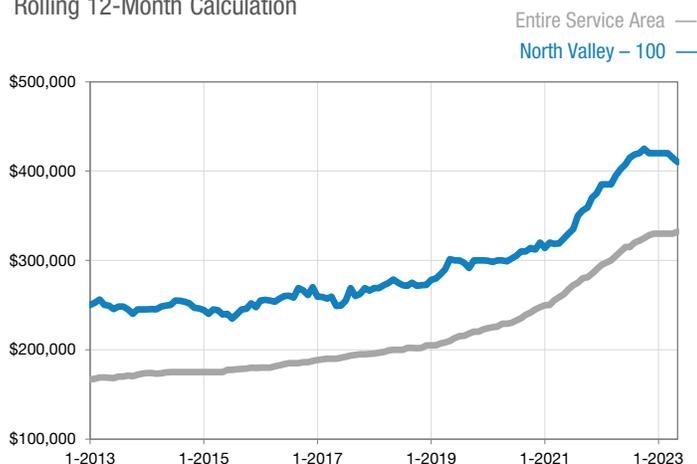
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	7	0	- 100.0%	22	9	- 59.1%
Pending Sales	5	1	- 80.0%	19	9	- 52.6%
Closed Sales	4	4	0.0%	15	7	- 53.3%
Days on Market Until Sale	7	22	+ 214.3%	3	15	+ 400.0%
Median Sales Price*	\$221,750	\$236,250	+ 6.5%	\$220,000	\$227,500	+ 3.4%
Average Sales Price*	\$224,625	\$240,375	+ 7.0%	\$209,767	\$230,714	+ 10.0%
Percent of List Price Received*	101.4%	98.7%	- 2.7%	101.7%	100.1%	- 1.6%
Inventory of Homes for Sale	3	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.

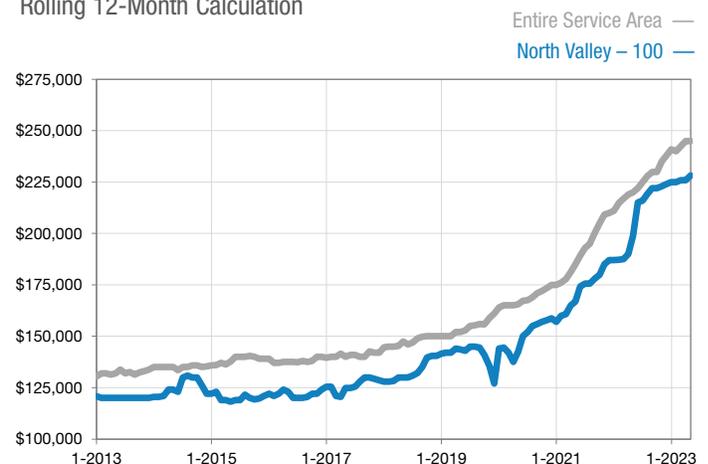
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.