

Local Market Update for June 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	23	17	- 26.1%	138	91	- 34.1%
Pending Sales	13	14	+ 7.7%	102	69	- 32.4%
Closed Sales	19	18	- 5.3%	111	57	- 48.6%
Days on Market Until Sale	32	27	- 15.6%	24	43	+ 79.2%
Median Sales Price*	\$410,000	\$527,663	+ 28.7%	\$440,000	\$475,000	+ 8.0%
Average Sales Price*	\$551,752	\$663,619	+ 20.3%	\$552,734	\$670,957	+ 21.4%
Percent of List Price Received*	100.6%	99.8%	- 0.8%	101.1%	98.5%	- 2.6%
Inventory of Homes for Sale	39	28	- 28.2%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

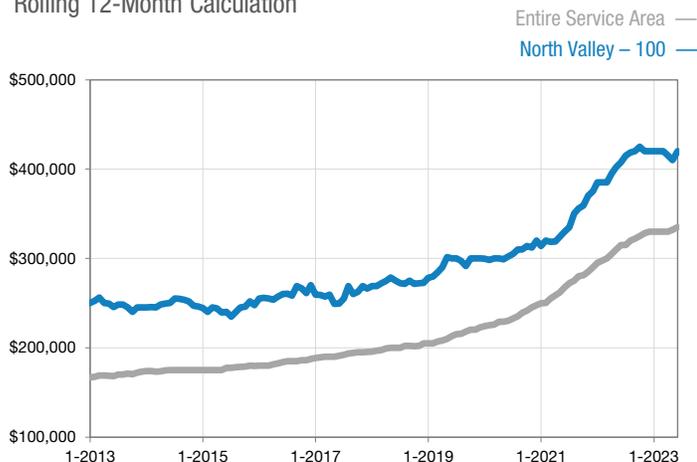
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	23	12	- 47.8%
Pending Sales	2	1	- 50.0%	21	10	- 52.4%
Closed Sales	5	2	- 60.0%	20	9	- 55.0%
Days on Market Until Sale	3	20	+ 566.7%	3	16	+ 433.3%
Median Sales Price*	\$241,000	\$233,150	- 3.3%	\$224,000	\$227,500	+ 1.6%
Average Sales Price*	\$243,400	\$233,150	- 4.2%	\$218,175	\$231,256	+ 6.0%
Percent of List Price Received*	106.0%	102.1%	- 3.7%	102.8%	100.5%	- 2.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

* 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.

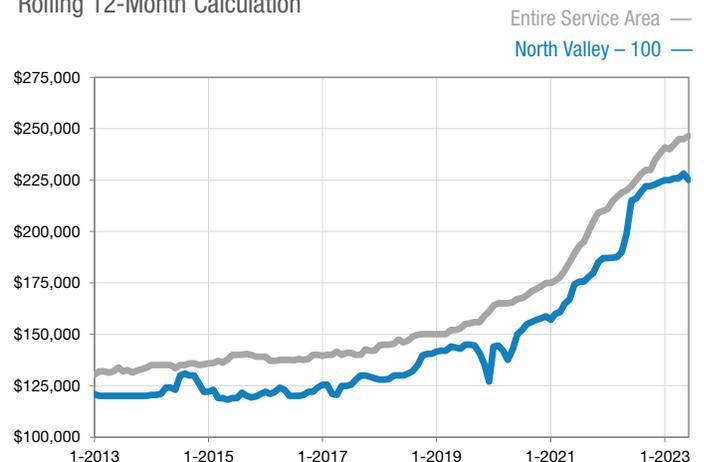
Median Sales Price - Single-Family Detached

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.