Local Market Update for June 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

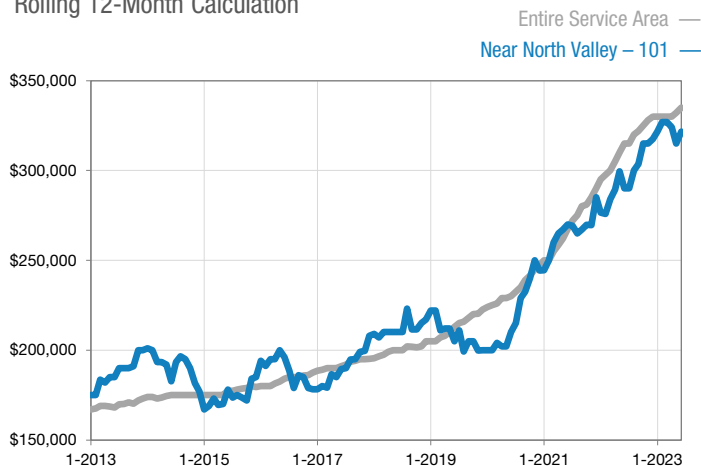| Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	24	19	- 20.8%	152	89	- 41.4%
Pending Sales	19	17	- 10.5%	107	75	- 29.9%
Closed Sales	17	10	- 41.2%	111	69	- 37.8%
Days on Market Until Sale	15	18	+ 20.0%	28	43	+ 53.6%
Median Sales Price*	$267,000	$327,500	+ 22.7%	$315,000	$330,833	+ 5.0%
Average Sales Price*	$317,441	$356,710	+ 12.4%	$360,144	$349,692	- 2.9%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	100.6%	99.3%	- 1.3%
Inventory of Homes for Sale	54	29	- 46.3%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--

* 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	4	6	+ 50.0%	28	15	- 46.4%
Pending Sales	2	3	+ 50.0%	29	15	- 48.3%
Closed Sales	2	4	+ 100.0%	30	14	- 53.3%
Days on Market Until Sale	4	1	- 75.0%	15	10	- 33.3%
Median Sales Price*	$434,000	$290,500	- 33.1%	$242,500	$280,000	+ 15.5%
Average Sales Price*	$434,000	$290,250	- 33.1%	$287,789	$298,746	+ 3.8%
Percent of List Price Received*	107.4%	103.5%	- 3.6%	101.8%	100.8%	- 1.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

* 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.

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.