

# Local Market Update for July 2023

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



## 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          | July      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | Thru 7-2022  | Thru 7-2023      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 7         | 3                | - 57.1%        | 30           | 25               | - 16.7%        |
| Pending Sales                   | 1         | 5                | + 400.0%       | 24           | 15               | - 37.5%        |
| Closed Sales                    | 2         | 1                | - 50.0%        | 24           | 10               | - 58.3%        |
| Days on Market Until Sale       | 18        | 1                | - 94.4%        | 24           | 33               | + 37.5%        |
| Median Sales Price*             | \$725,000 | <b>\$599,500</b> | - 17.3%        | \$552,500    | <b>\$612,250</b> | + 10.8%        |
| Average Sales Price*            | \$725,000 | <b>\$599,500</b> | - 17.3%        | \$751,047    | <b>\$557,422</b> | - 25.8%        |
| Percent of List Price Received* | 93.3%     | <b>99.9%</b>     | + 7.1%         | 98.9%        | <b>97.4%</b>     | - 1.5%         |
| Inventory of Homes for Sale     | 10        | 8                | - 20.0%        | --           | --               | --             |
| Months Supply of Inventory      | 3.2       | <b>3.8</b>       | + 18.8%        | --           | --               | --             |

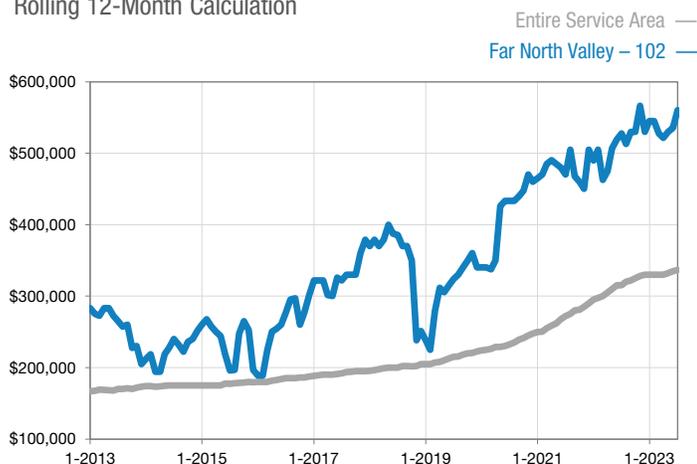
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | July |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
|                                 | 2022 | 2023 | Percent Change | Thru 7-2022  | Thru 7-2023 | Percent Change |
| <b>Key Metrics</b>              |      |      |                |              |             |                |
| New Listings                    | 0    | 0    | 0.0%           | 0            | 1           | --             |
| 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    | 1    | --             | --           | --          | --             |
| 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.

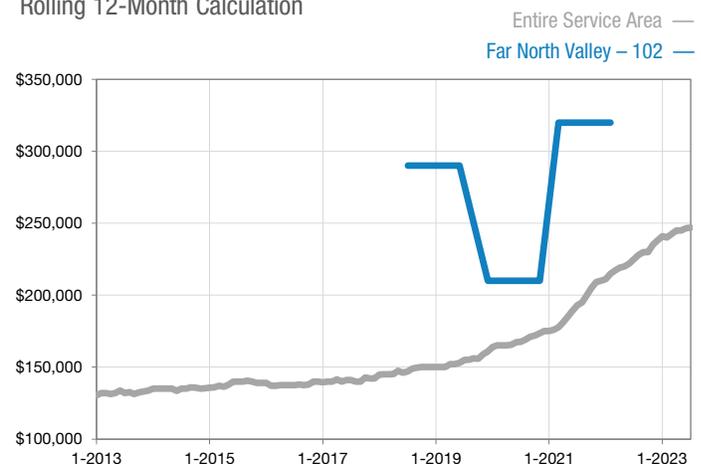
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.