

Local Market Update for July 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	33	13	- 60.6%	171	104	- 39.2%
Pending Sales	19	17	- 10.5%	121	83	- 31.4%
Closed Sales	10	8	- 20.0%	121	66	- 45.5%
Days on Market Until Sale	12	83	+ 591.7%	23	48	+ 108.7%
Median Sales Price*	\$360,000	\$585,000	+ 62.5%	\$430,000	\$482,250	+ 12.2%
Average Sales Price*	\$464,323	\$640,000	+ 37.8%	\$545,427	\$668,630	+ 22.6%
Percent of List Price Received*	99.6%	96.8%	- 2.8%	101.0%	98.2%	- 2.8%
Inventory of Homes for Sale	46	24	- 47.8%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--

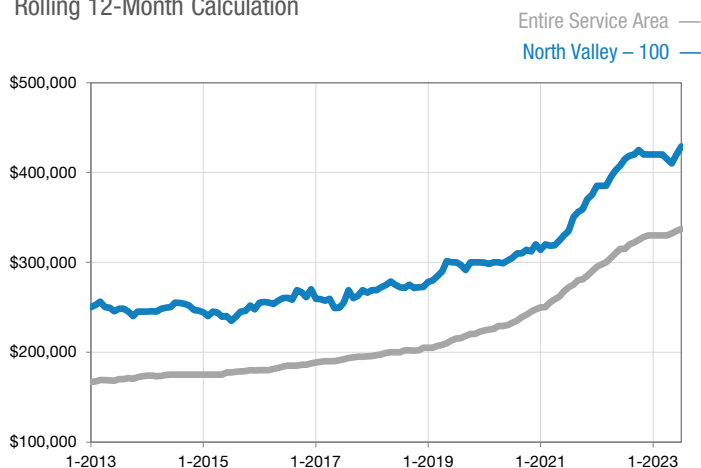
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	2	2	0.0%	25	14	- 44.0%
Pending Sales	2	3	+ 50.0%	23	13	- 43.5%
Closed Sales	4	1	- 75.0%	24	10	- 58.3%
Days on Market Until Sale	3	3	0.0%	3	15	+ 400.0%
Median Sales Price*	\$215,000	\$215,000	0.0%	\$224,000	\$221,250	- 1.2%
Average Sales Price*	\$246,250	\$215,000	- 12.7%	\$222,854	\$229,630	+ 3.0%
Percent of List Price Received*	102.5%	107.5%	+ 4.9%	102.7%	101.2%	- 1.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	--	--	--	--	--

* 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.

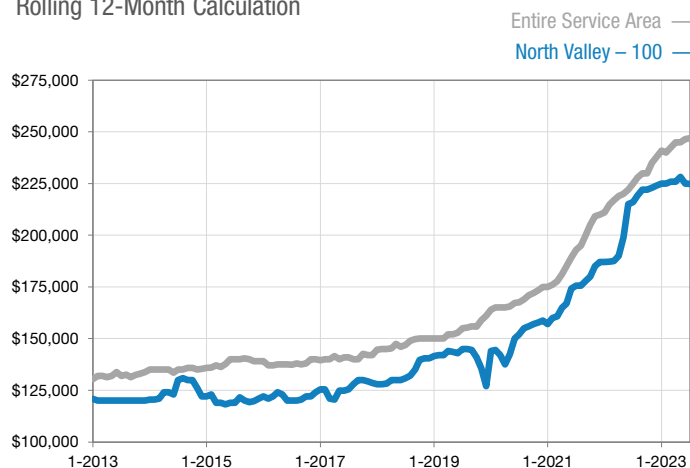
Median Sales Price - Single-Family Detached

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.