

Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1	1	0.0%	31	26	- 16.1%
Pending Sales	1	2	+ 100.0%	25	17	- 32.0%
Closed Sales	1	2	+ 100.0%	25	12	- 52.0%
Days on Market Until Sale	5	58	+ 1060.0%	23	37	+ 60.9%
Median Sales Price*	\$500,000	\$685,000	+ 37.0%	\$530,000	\$622,500	+ 17.5%
Average Sales Price*	\$500,000	\$685,000	+ 37.0%	\$741,005	\$578,685	- 21.9%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	99.0%	97.5%	- 1.5%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	3.6	1.8	- 50.0%	--	--	--

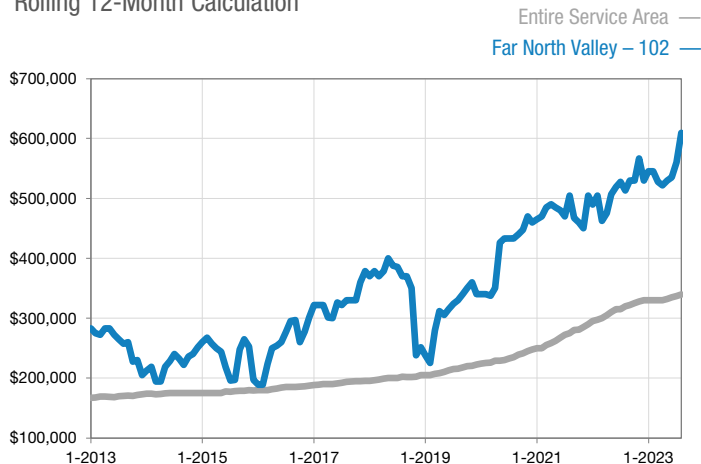
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	1	--	0	1	--
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	0	0.0%	--	--	--
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.

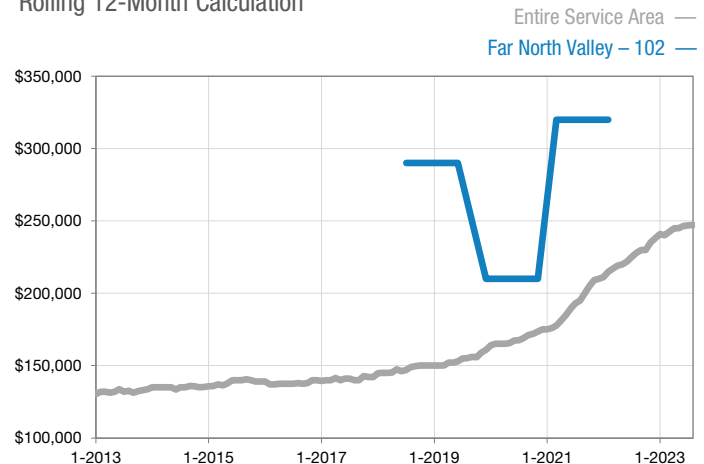
Median Sales Price - Single-Family Detached

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.