

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	19	19	0.0%	190	123	- 35.3%
Pending Sales	16	15	- 6.3%	137	98	- 28.5%
Closed Sales	14	16	+ 14.3%	135	82	- 39.3%
Days on Market Until Sale	20	73	+ 265.0%	23	53	+ 130.4%
Median Sales Price*	\$407,500	<b>\$498,918</b>	+ 22.4%	\$425,000	<b>\$487,250</b>	+ 14.6%
Average Sales Price*	\$589,642	<b>\$696,865</b>	+ 18.2%	\$550,012	<b>\$674,139</b>	+ 22.6%
Percent of List Price Received*	100.7%	<b>98.4%</b>	- 2.3%	101.0%	<b>98.3%</b>	- 2.7%
Inventory of Homes for Sale	45	26	- 42.2%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

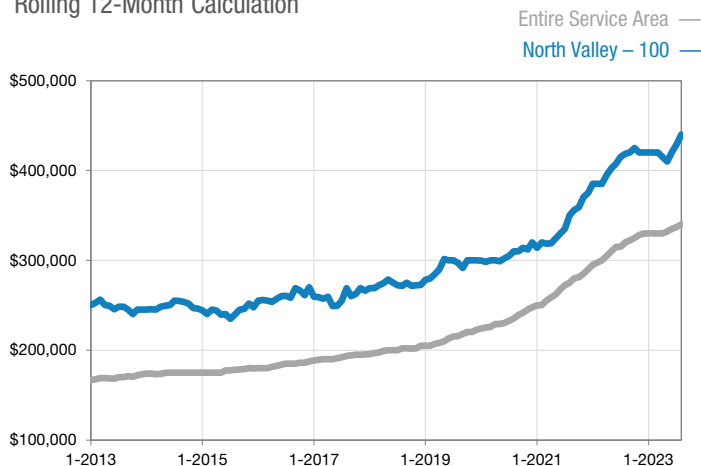
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	3	4	+ 33.3%	28	18	- 35.7%
Pending Sales	1	3	+ 200.0%	24	16	- 33.3%
Closed Sales	1	3	+ 200.0%	25	13	- 48.0%
Days on Market Until Sale	0	4	--	3	12	+ 300.0%
Median Sales Price*	\$190,000	<b>\$200,000</b>	+ 5.3%	\$223,000	<b>\$215,000</b>	- 3.6%
Average Sales Price*	\$190,000	<b>\$215,000</b>	+ 13.2%	\$221,540	<b>\$226,254</b>	+ 2.1%
Percent of List Price Received*	100.0%	<b>104.9%</b>	+ 4.9%	102.6%	<b>102.1%</b>	- 0.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.5	- 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.

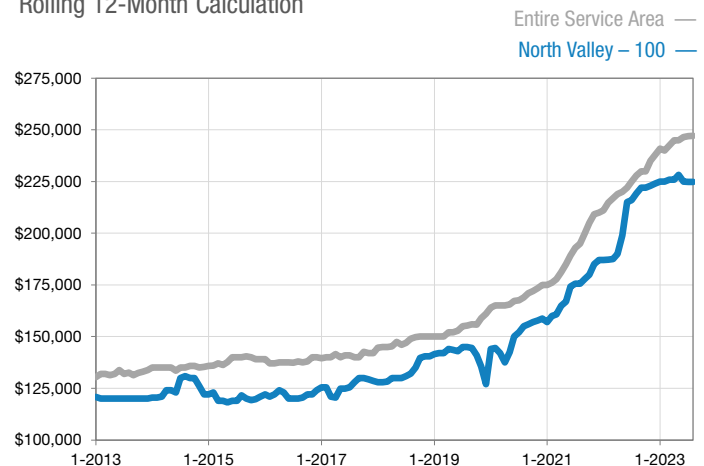
### Median Sales Price - Single-Family Detached

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.