

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	12	14	+ 16.7%	202	137	- 32.2%
Pending Sales	15	8	- 46.7%	152	106	- 30.3%
Closed Sales	24	15	- 37.5%	159	97	- 39.0%
Days on Market Until Sale	20	35	+ 75.0%	22	50	+ 127.3%
Median Sales Price*	\$400,000	\$710,000	+ 77.5%	\$420,000	\$514,000	+ 22.4%
Average Sales Price*	\$525,073	\$865,433	+ 64.8%	\$546,248	\$703,720	+ 28.8%
Percent of List Price Received*	99.7%	98.3%	- 1.4%	100.8%	98.3%	- 2.5%
Inventory of Homes for Sale	39	28	- 28.2%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

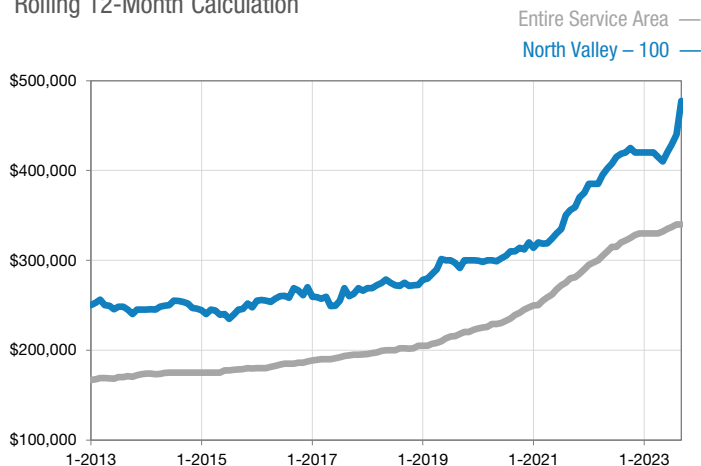
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	2	1	- 50.0%	30	19	- 36.7%
Pending Sales	3	0	- 100.0%	27	16	- 40.7%
Closed Sales	0	2	--	25	16	- 36.0%
Days on Market Until Sale	--	4	--	3	11	+ 266.7%
Median Sales Price*	--	\$224,000	--	\$223,000	\$221,250	- 0.8%
Average Sales Price*	--	\$224,000	--	\$221,540	\$226,331	+ 2.2%
Percent of List Price Received*	--	99.5%	--	102.6%	102.0%	- 0.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

* 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.

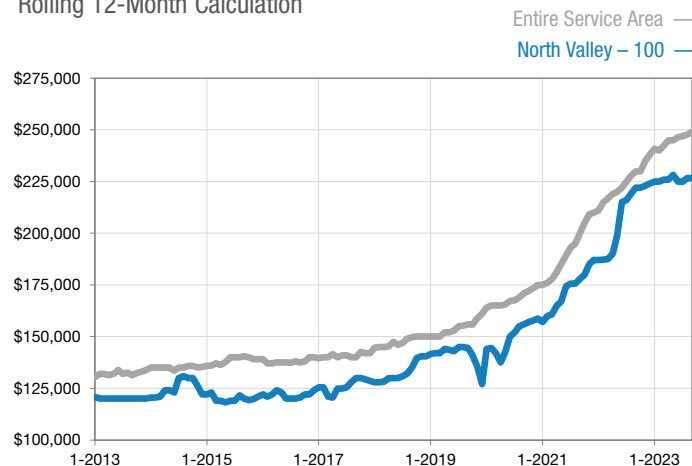
Median Sales Price - Single-Family Detached

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.