Local Market Update for October 2023

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

gaar

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

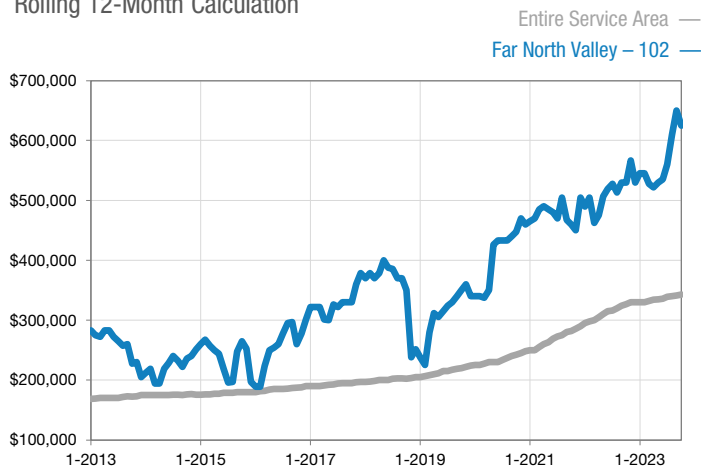| Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	3	3	0.0%	37	35	- 5.4%
Pending Sales	3	1	- 66.7%	31	19	- 38.7%
Closed Sales	1	2	+ 100.0%	27	17	- 37.0%
Days on Market Until Sale	59	46	- 22.0%	26	43	+ 65.4%
Median Sales Price*	$290,000	$375,000	+ 29.3%	$525,000	$625,000	+ 19.0%
Average Sales Price*	$290,000	$375,000	+ 29.3%	$703,986	$637,895	- 9.4%
Percent of List Price Received*	97.6%	93.8%	- 3.9%	98.8%	97.1%	- 1.7%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	5.5	+ 243.8%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	47	--
Median Sales Price*	--	--	--	--	$380,000	--
Average Sales Price*	--	--	--	--	$380,000	--
Percent of List Price Received*	--	--	--	--	98.7%	--
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.
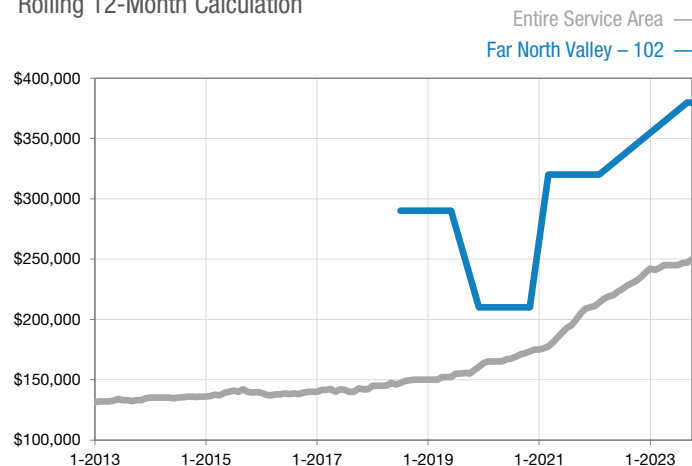
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Far North Valley – 102 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Far North Valley – 102 —

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.