

Local Market Update for October 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	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	19	24	+ 26.3%	221	161	- 27.1%
Pending Sales	10	14	+ 40.0%	162	119	- 26.5%
Closed Sales	12	11	- 8.3%	171	108	- 36.8%
Days on Market Until Sale	15	55	+ 266.7%	22	51	+ 131.8%
Median Sales Price*	\$439,500	\$442,750	+ 0.7%	\$420,000	\$510,918	+ 21.6%
Average Sales Price*	\$598,316	\$635,750	+ 6.3%	\$549,902	\$696,798	+ 26.7%
Percent of List Price Received*	98.6%	97.5%	- 1.1%	100.6%	98.2%	- 2.4%
Inventory of Homes for Sale	43	32	- 25.6%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

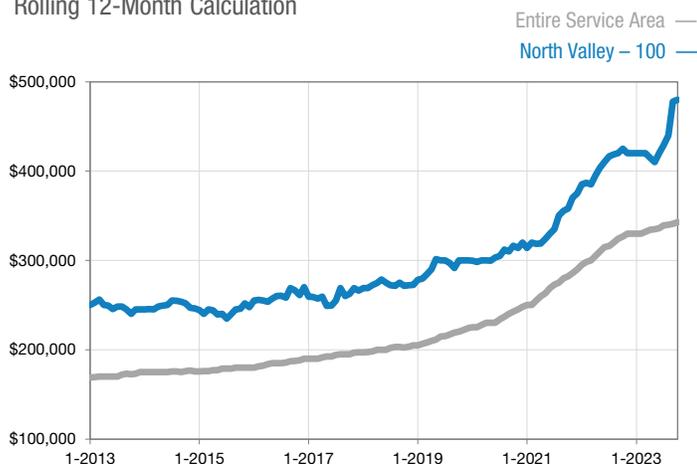
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	34	24	- 29.4%
Pending Sales	3	3	0.0%	30	19	- 36.7%
Closed Sales	5	0	- 100.0%	30	16	- 46.7%
Days on Market Until Sale	8	--	--	4	11	+ 175.0%
Median Sales Price*	\$223,000	--	--	\$223,000	\$221,250	- 0.8%
Average Sales Price*	\$209,420	--	--	\$219,520	\$226,331	+ 3.1%
Percent of List Price Received*	96.8%	--	--	101.6%	102.0%	+ 0.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

* 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.

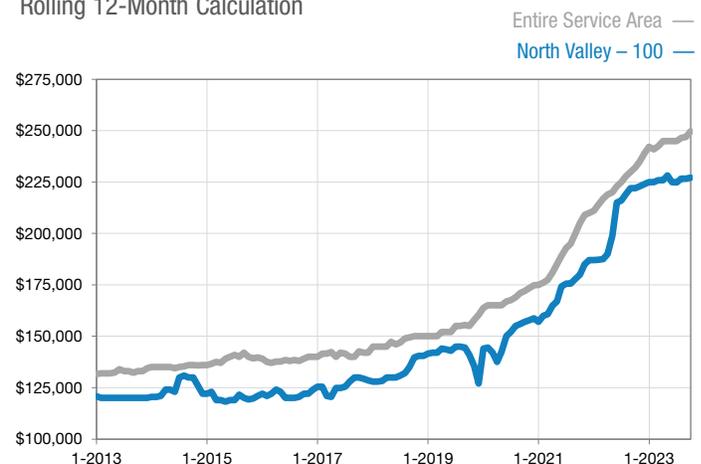
Median Sales Price - Single-Family Detached

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.