Local Market Update for November 2023

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

Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached

| Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	12	17	+ 41.7%	250	196	- 21.6%
Pending Sales	14	14	0.0%	201	155	- 22.9%
Closed Sales	12	17	+ 41.7%	205	146	- 28.8%
Days on Market Until Sale	23	43	+ 87.0%	24	42	+ 75.0%
Median Sales Price*	$295,000	$385,495	+ 30.7%	$315,000	$350,000	+ 11.1%
Average Sales Price*	$372,375	$404,555	+ 8.6%	$371,882	$361,947	- 2.7%
Percent of List Price Received*	97.6%	94.9%	- 2.8%	100.3%	98.4%	- 1.9%
Inventory of Homes for Sale	34	37	+ 8.8%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

* 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	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	1	1	0.0%	48	40	- 16.7%
Pending Sales	1	6	+ 500.0%	47	38	- 19.1%
Closed Sales	4	3	- 25.0%	53	33	- 37.7%
Days on Market Until Sale	5	14	+ 180.0%	11	23	+ 109.1%
Median Sales Price*	$230,000	$329,345	+ 43.2%	$245,000	$275,000	+ 12.2%
Average Sales Price*	$233,750	$320,115	+ 36.9%	$277,900	$280,160	+ 0.8%
Percent of List Price Received*	100.2%	99.9%	- 0.3%	101.5%	101.2%	- 0.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

* 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.
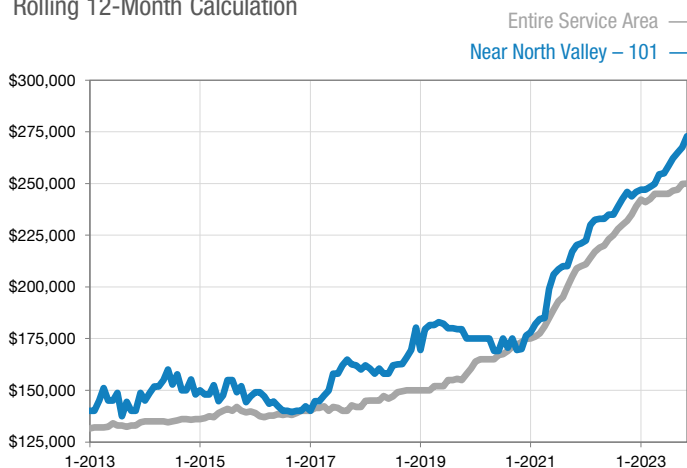
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Near North Valley – 101 —
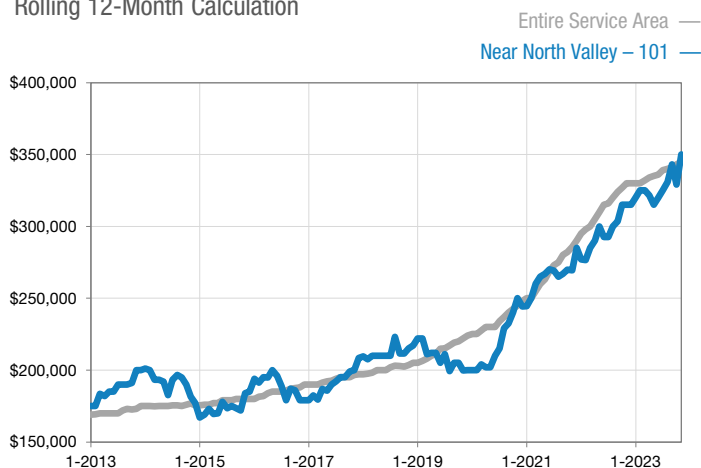
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Near North Valley – 101 —

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.