

Local Market Update for November 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	10	19	+ 90.0%	231	180	- 22.1%
Pending Sales	9	9	0.0%	171	125	- 26.9%
Closed Sales	11	9	- 18.2%	182	118	- 35.2%
Days on Market Until Sale	29	18	- 37.9%	22	48	+ 118.2%
Median Sales Price*	\$415,000	\$475,000	+ 14.5%	\$420,000	\$495,000	+ 17.9%
Average Sales Price*	\$416,400	\$522,111	+ 25.4%	\$541,833	\$680,959	+ 25.7%
Percent of List Price Received*	95.2%	97.0%	+ 1.9%	100.3%	98.1%	- 2.2%
Inventory of Homes for Sale	43	42	- 2.3%	--	--	--
Months Supply of Inventory	2.8	4.0	+ 42.9%	--	--	--

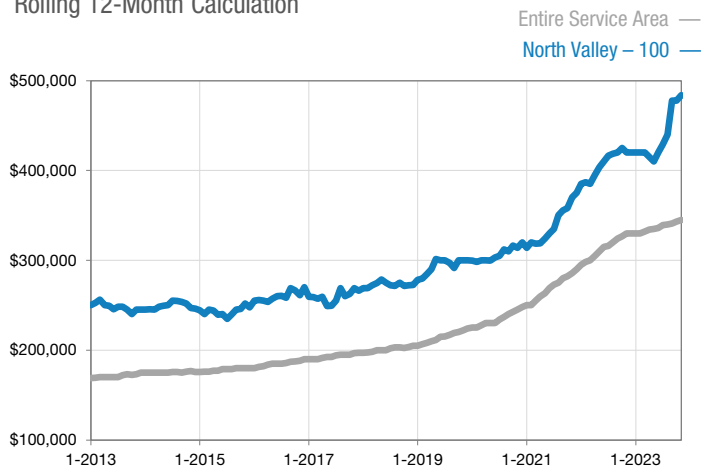
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	1	1	0.0%	35	25	- 28.6%
Pending Sales	3	3	0.0%	33	22	- 33.3%
Closed Sales	2	4	+ 100.0%	32	20	- 37.5%
Days on Market Until Sale	2	22	+ 1000.0%	4	13	+ 225.0%
Median Sales Price*	\$219,500	\$265,500	+ 21.0%	\$223,000	\$229,750	+ 3.0%
Average Sales Price*	\$219,500	\$272,750	+ 24.3%	\$219,519	\$235,615	+ 7.3%
Percent of List Price Received*	101.7%	96.5%	- 5.1%	101.6%	100.9%	- 0.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.5	--	--	--	--

* 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.

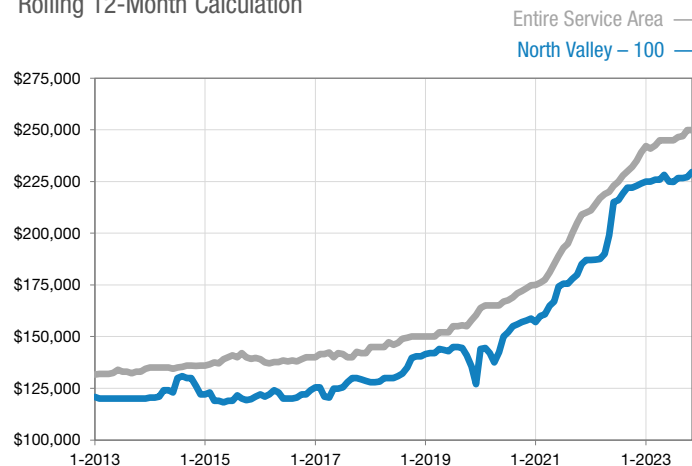
Median Sales Price - Single-Family Detached

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.