

# Local Market Update for January 2024

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	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	15	11	- 26.7%	15	11	- 26.7%
Pending Sales	7	14	+ 100.0%	7	14	+ 100.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Days on Market Until Sale	23	22	- 4.3%	23	22	- 4.3%
Median Sales Price*	\$526,608	<b>\$330,000</b>	- 37.3%	\$526,608	<b>\$330,000</b>	- 37.3%
Average Sales Price*	\$685,536	<b>\$346,250</b>	- 49.5%	\$685,536	<b>\$346,250</b>	- 49.5%
Percent of List Price Received*	98.9%	<b>98.3%</b>	- 0.6%	98.9%	<b>98.3%</b>	- 0.6%
Inventory of Homes for Sale	44	39	- 11.4%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--

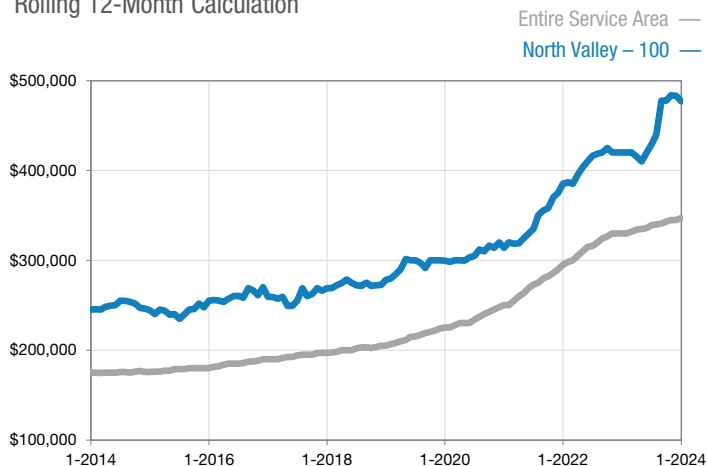
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	2	--	0	2	--
Days on Market Until Sale	--	2	--	--	2	--
Median Sales Price*	--	<b>\$262,750</b>	--	--	<b>\$262,750</b>	--
Average Sales Price*	--	<b>\$262,750</b>	--	--	<b>\$262,750</b>	--
Percent of List Price Received*	--	<b>97.1%</b>	--	--	<b>97.1%</b>	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

\* 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.

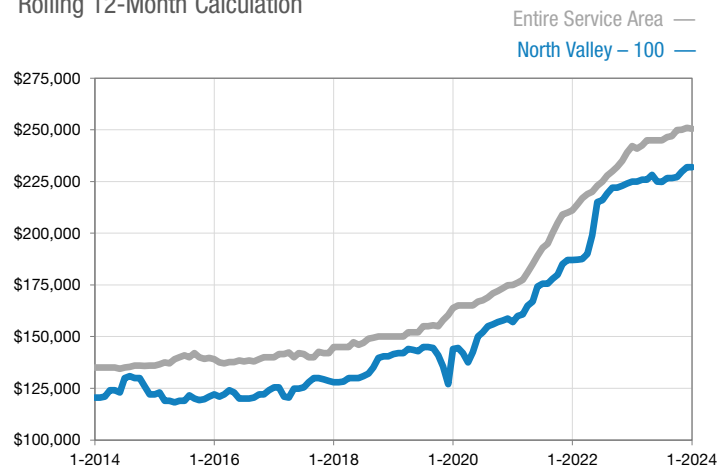
### Median Sales Price - Single-Family Detached

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.