

# Local Market Update – June 2025

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



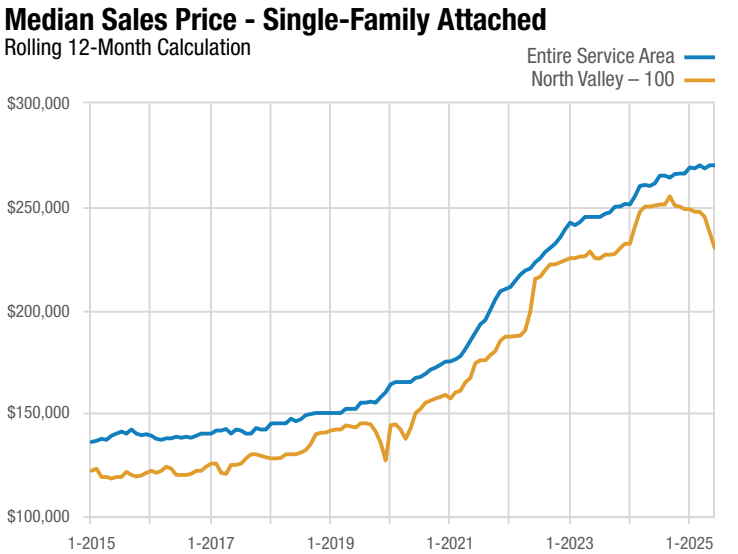
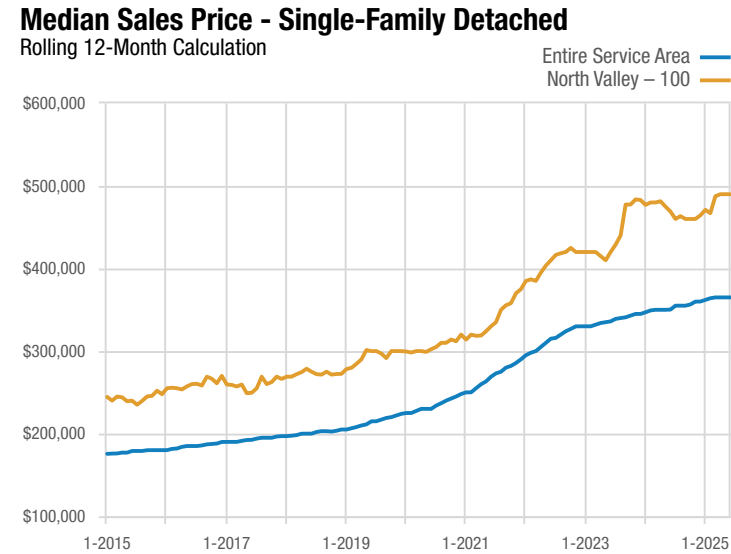
## North Valley – 100

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

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	22	25	+ 13.6%	99	112	+ 13.1%
Pending Sales	17	15	- 11.8%	85	78	- 8.2%
Closed Sales	15	14	- 6.7%	64	67	+ 4.7%
Days on Market Until Sale	39	25	- 35.9%	37	42	+ 13.5%
Median Sales Price*	\$475,000	\$464,500	- 2.2%	\$457,000	\$489,999	+ 7.2%
Average Sales Price*	\$697,207	\$609,031	- 12.6%	\$559,125	\$753,595	+ 34.8%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	98.6%	98.5%	- 0.1%
Inventory of Homes for Sale	36	49	+ 36.1%	—	—	—
Months Supply of Inventory	2.9	3.9	+ 34.5%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	3	4	+ 33.3%	18	12	- 33.3%
Pending Sales	2	1	- 50.0%	16	10	- 37.5%
Closed Sales	5	4	- 20.0%	16	9	- 43.8%
Days on Market Until Sale	6	14	+ 133.3%	3	25	+ 733.3%
Median Sales Price*	\$251,000	\$233,500	- 7.0%	\$254,895	\$250,000	- 1.9%
Average Sales Price*	\$236,758	\$264,250	+ 11.6%	\$269,581	\$278,000	+ 3.1%
Percent of List Price Received*	101.5%	97.6%	- 3.8%	100.8%	98.4%	- 2.4%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.3	1.8	+ 500.0%	—	—	—

\* 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.



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.  
Current as of July 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.