

Local Market Update for January 2022

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



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

| Single-Family Detached | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 1-2021 | Thru 1-2022 | Percent Change |
| New Listings | 1 | 1 | 0.0% | 1 | 1 | 0.0% |
| Pending Sales | 3 | 1 | - 66.7% | 3 | 1 | - 66.7% |
| Closed Sales | 3 | 3 | 0.0% | 3 | 3 | 0.0% |
| Days on Market Until Sale | 66 | 87 | + 31.8% | 66 | 87 | + 31.8% |
| Median Sales Price* | \$798,000 | \$563,000 | - 29.4% | \$798,000 | \$563,000 | - 29.4% |
| Average Sales Price* | \$747,667 | \$489,333 | - 34.6% | \$747,667 | \$489,333 | - 34.6% |
| Percent of List Price Received* | 97.2% | 93.1% | - 4.2% | 97.2% | 93.1% | - 4.2% |
| Inventory of Homes for Sale | 0 | 2 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 0.7 | -- | -- | -- | -- |

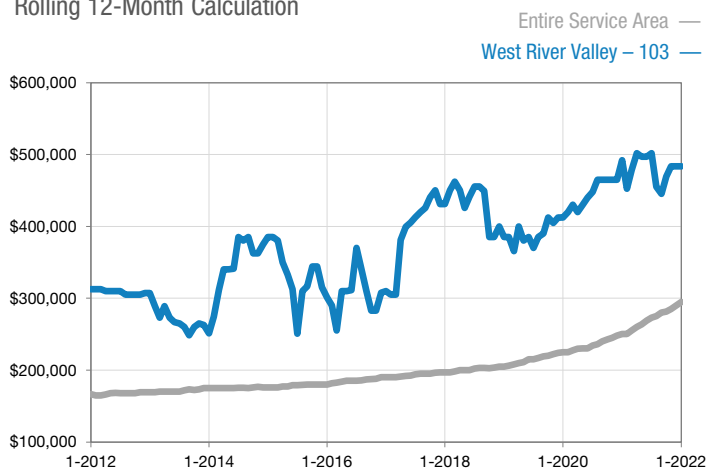
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | January | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 1-2021 | Thru 1-2022 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 1 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.

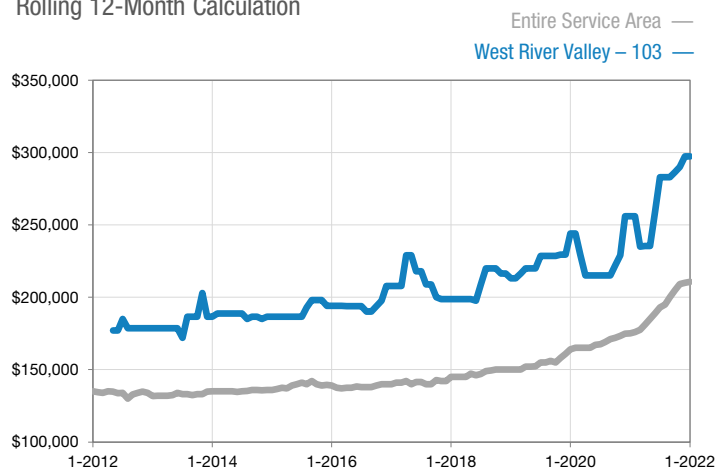
Median Sales Price - Single-Family Detached

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.