Local Market Update for January 2022

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

gaar

North Valley – 100

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

Single-Family Detached

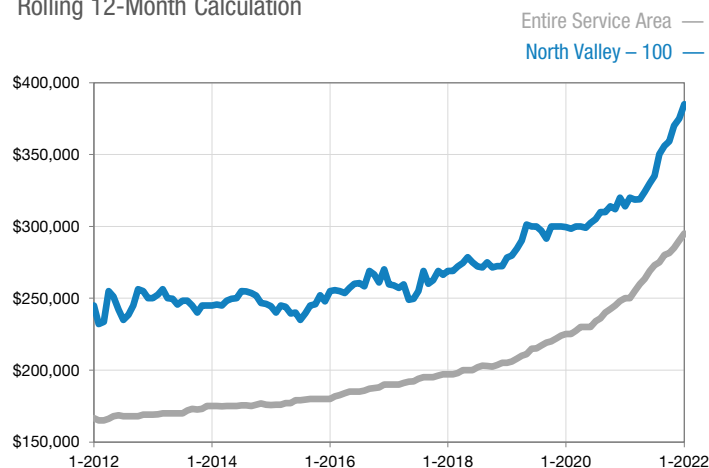| Key Metrics	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	19	19	0.0%	19	19	0.0%
Pending Sales	16	19	+ 18.8%	16	19	+ 18.8%
Closed Sales	14	18	+ 28.6%	14	18	+ 28.6%
Days on Market Until Sale	22	28	+ 27.3%	22	28	+ 27.3%
Median Sales Price*	$274,950	$414,500	+ 50.8%	$274,950	$414,500	+ 50.8%
Average Sales Price*	$316,907	$527,361	+ 66.4%	$316,907	$527,361	+ 66.4%
Percent of List Price Received*	100.7%	99.7%	- 1.0%	100.7%	99.7%	- 1.0%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--

* 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	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	2	2	0.0%	2	2	0.0%
Median Sales Price*	$150,000	$197,500	+ 31.7%	$150,000	$197,500	+ 31.7%
Average Sales Price*	$150,000	$197,500	+ 31.7%	$150,000	$197,500	+ 31.7%
Percent of List Price Received*	103.4%	106.1%	+ 2.6%	103.4%	106.1%	+ 2.6%
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.
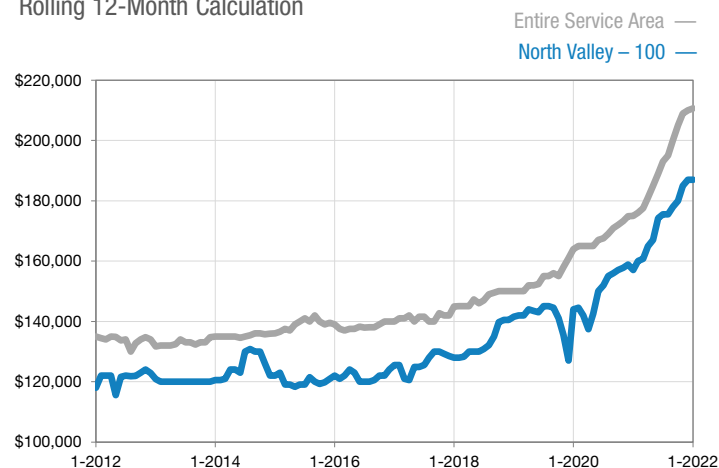
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North Valley – 100 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North Valley – 100 —

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.