

# Local Market Update for February 2022

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



## Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

| Single-Family Detached          | February  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2021      | 2022             | Percent Change | Thru 2-2021  | Thru 2-2022      | Percent Change |
| New Listings                    | 1         | 2                | + 100.0%       | 4            | 4                | 0.0%           |
| Pending Sales                   | 3         | 4                | + 33.3%        | 7            | 7                | 0.0%           |
| Closed Sales                    | 3         | 2                | - 33.3%        | 5            | 3                | - 40.0%        |
| Days on Market Until Sale       | 7         | 58               | + 728.6%       | 46           | 45               | - 2.2%         |
| Median Sales Price*             | \$292,500 | <b>\$447,580</b> | + 53.0%        | \$407,000    | <b>\$345,000</b> | - 15.2%        |
| Average Sales Price*            | \$377,500 | <b>\$447,580</b> | + 18.6%        | \$687,900    | <b>\$413,387</b> | - 39.9%        |
| Percent of List Price Received* | 92.2%     | <b>93.5%</b>     | + 1.4%         | 93.7%        | <b>92.2%</b>     | - 1.6%         |
| Inventory of Homes for Sale     | 2         | 3                | + 50.0%        | --           | --               | --             |
| Months Supply of Inventory      | 0.6       | <b>1.4</b>       | + 133.3%       | --           | --               | --             |

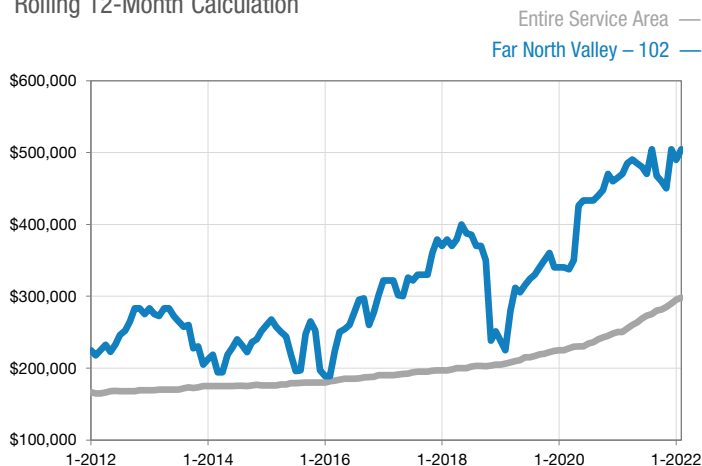
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | February |      |                | Year to Date |             |                |
|---------------------------------|----------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2021     | 2022 | Percent Change | Thru 2-2021  | Thru 2-2022 | Percent Change |
| New Listings                    | 0        | 0    | 0.0%           | 1            | 0           | - 100.0%       |
| Pending Sales                   | 1        | 0    | - 100.0%       | 1            | 0           | - 100.0%       |
| 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.

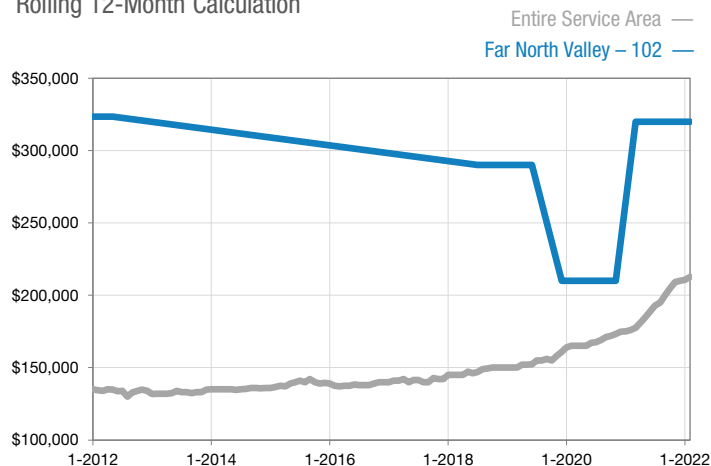
### Median Sales Price - Single-Family Detached

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.