

Local Market Update for February 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	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	3	2	- 33.3%	4	3	- 25.0%
Pending Sales	1	2	+ 100.0%	4	3	- 25.0%
Closed Sales	2	2	0.0%	5	5	0.0%
Days on Market Until Sale	11	166	+ 1409.1%	44	118	+ 168.2%
Median Sales Price*	\$334,000	\$574,186	+ 71.9%	\$385,000	\$563,000	+ 46.2%
Average Sales Price*	\$334,000	\$574,186	+ 71.9%	\$582,200	\$523,274	- 10.1%
Percent of List Price Received*	94.2%	89.1%	- 5.4%	96.0%	91.5%	- 4.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

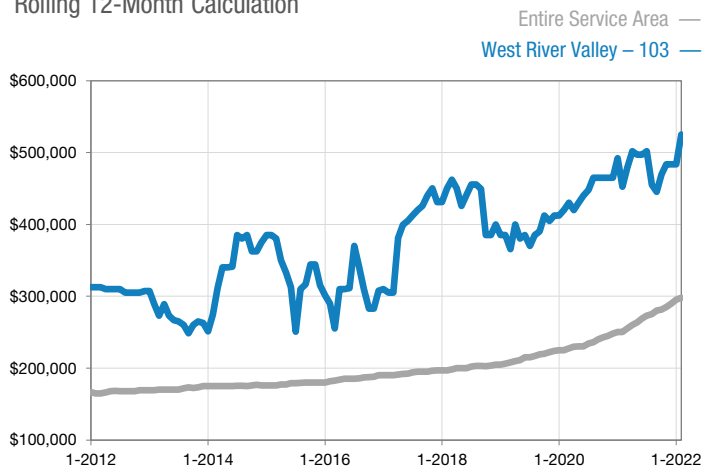
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	27	--	--	27	--
Median Sales Price*	--	\$312,000	--	--	\$312,000	--
Average Sales Price*	--	\$312,000	--	--	\$312,000	--
Percent of List Price Received*	--	99.0%	--	--	99.0%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

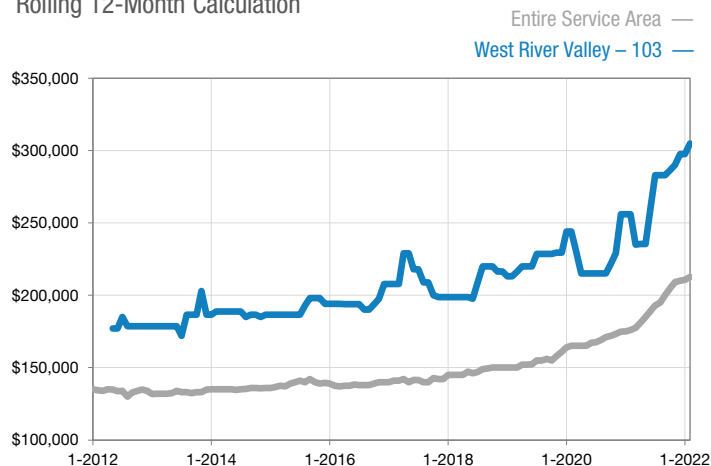
Median Sales Price - Single-Family Detached

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.