

Local Market Update for February 2022

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	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	15	22	+ 46.7%	34	41	+ 20.6%
Pending Sales	11	20	+ 81.8%	27	39	+ 44.4%
Closed Sales	12	19	+ 58.3%	26	37	+ 42.3%
Days on Market Until Sale	28	26	- 7.1%	25	27	+ 8.0%
Median Sales Price*	\$370,000	\$418,000	+ 13.0%	\$294,500	\$418,000	+ 41.9%
Average Sales Price*	\$347,104	\$586,784	+ 69.1%	\$330,844	\$557,876	+ 68.6%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.9%	99.1%	- 0.8%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

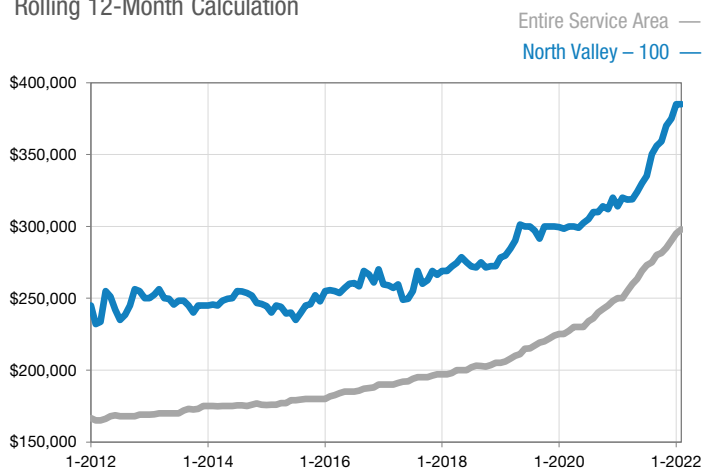
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	1	2	+ 100.0%	3	4	+ 33.3%
Pending Sales	1	2	+ 100.0%	4	4	0.0%
Closed Sales	5	1	- 80.0%	6	3	- 50.0%
Days on Market Until Sale	12	1	- 91.7%	11	1	- 90.9%
Median Sales Price*	\$178,000	\$210,000	+ 18.0%	\$177,500	\$210,000	+ 18.3%
Average Sales Price*	\$236,095	\$210,000	- 11.1%	\$221,746	\$201,667	- 9.1%
Percent of List Price Received*	100.0%	107.7%	+ 7.7%	100.6%	106.6%	+ 6.0%
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.

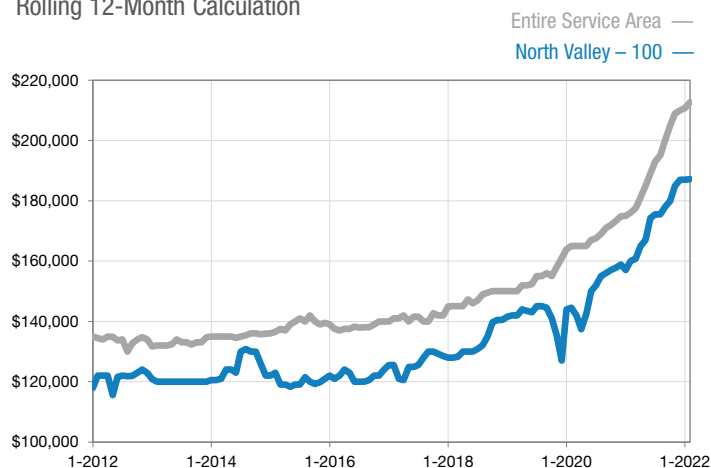
Median Sales Price - Single-Family Detached

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.