

Local Market Update for March 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	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	1	6	+ 500.0%	5	10	+ 100.0%
Pending Sales	0	3	--	7	10	+ 42.9%
Closed Sales	3	2	- 33.3%	8	5	- 37.5%
Days on Market Until Sale	30	26	- 13.3%	40	37	- 7.5%
Median Sales Price*	\$870,000	\$538,663	- 38.1%	\$603,750	\$345,000	- 42.9%
Average Sales Price*	\$945,833	\$538,663	- 43.0%	\$784,625	\$463,497	- 40.9%
Percent of List Price Received*	96.9%	106.5%	+ 9.9%	94.9%	97.9%	+ 3.2%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	2.3	+ 283.3%	--	--	--

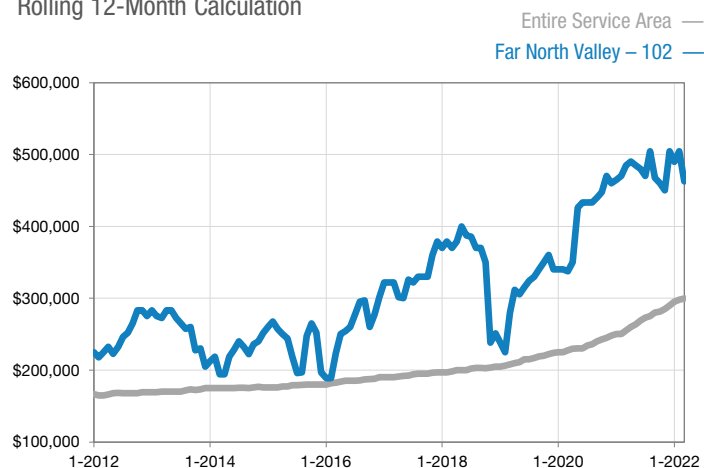
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	30	--	--	30	--	--
Median Sales Price*	\$320,000	--	--	\$320,000	--	--
Average Sales Price*	\$320,000	--	--	\$320,000	--	--
Percent of List Price Received*	97.3%	--	--	97.3%	--	--
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.

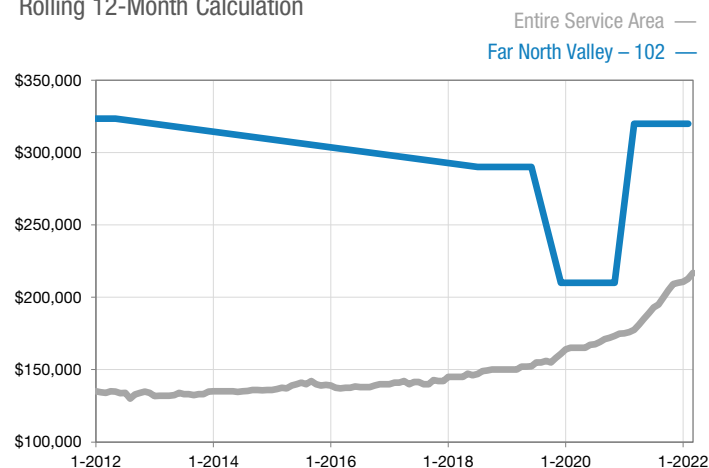
Median Sales Price - Single-Family Detached

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.