

Local Market Update for March 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	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	27	28	+ 3.7%	61	68	+ 11.5%
Pending Sales	22	22	0.0%	49	56	+ 14.3%
Closed Sales	15	15	0.0%	41	52	+ 26.8%
Days on Market Until Sale	15	21	+ 40.0%	21	25	+ 19.0%
Median Sales Price*	\$355,000	\$351,000	- 1.1%	\$304,000	\$404,500	+ 33.1%
Average Sales Price*	\$475,067	\$472,033	- 0.6%	\$383,609	\$534,594	+ 39.4%
Percent of List Price Received*	100.3%	103.0%	+ 2.7%	100.0%	100.8%	+ 0.8%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--

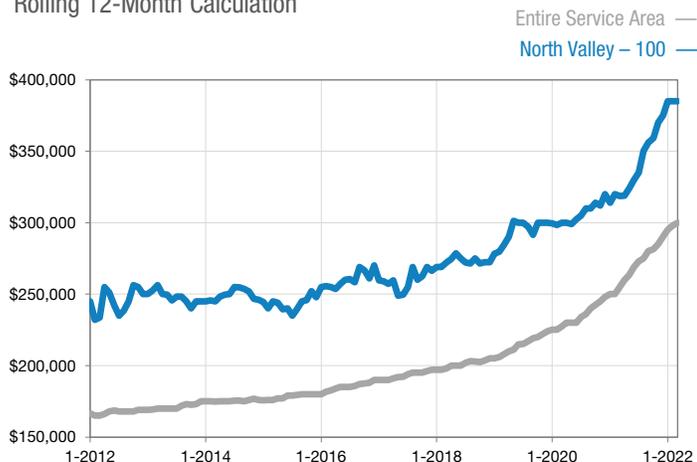
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	2	5	+ 150.0%	5	9	+ 80.0%
Pending Sales	1	5	+ 400.0%	5	9	+ 80.0%
Closed Sales	0	3	--	6	6	0.0%
Days on Market Until Sale	--	1	--	11	1	- 90.9%
Median Sales Price*	--	\$222,000	--	\$177,500	\$215,000	+ 21.1%
Average Sales Price*	--	\$201,667	--	\$221,746	\$201,667	- 9.1%
Percent of List Price Received*	--	100.8%	--	100.6%	103.7%	+ 3.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	--	--	--	--	--

* 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.

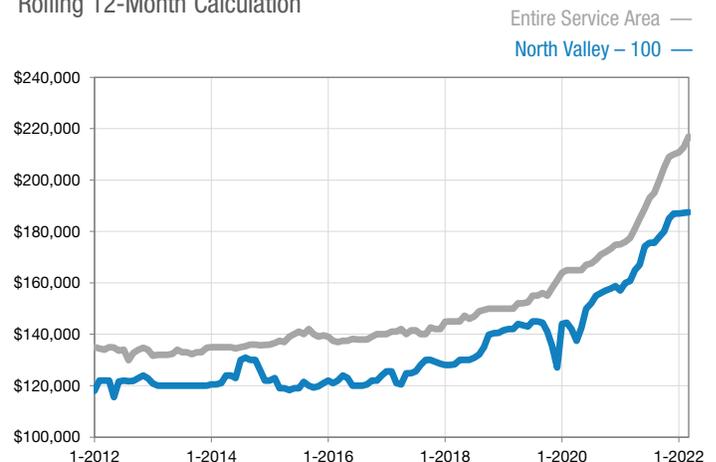
Median Sales Price - Single-Family Detached

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.