

Local Market Update for March 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	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	2	3	+ 50.0%	6	6	0.0%
Pending Sales	2	4	+ 100.0%	6	6	0.0%
Closed Sales	1	2	+ 100.0%	6	7	+ 16.7%
Days on Market Until Sale	2	3	+ 50.0%	37	85	+ 129.7%
Median Sales Price*	\$1,250,000	\$408,650	- 67.3%	\$591,500	\$538,371	- 9.0%
Average Sales Price*	\$1,250,000	\$408,650	- 67.3%	\$693,500	\$490,524	- 29.3%
Percent of List Price Received*	96.2%	106.9%	+ 11.1%	96.0%	95.9%	- 0.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--

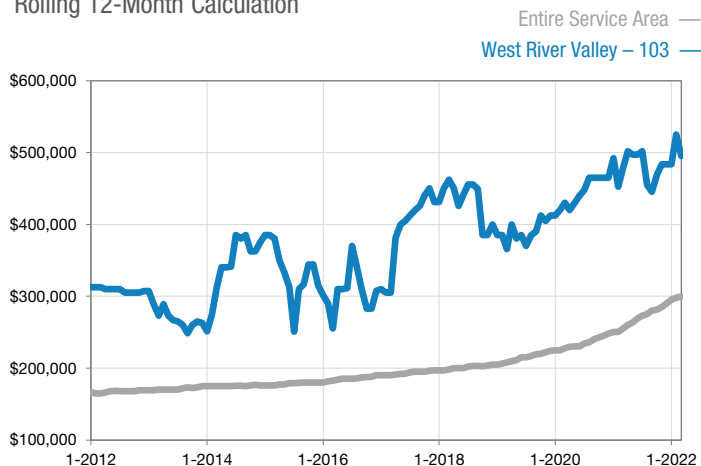
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	3	--	--	3	27	+ 800.0%
Median Sales Price*	\$235,000	--	--	\$235,000	\$312,000	+ 32.8%
Average Sales Price*	\$235,000	--	--	\$235,000	\$312,000	+ 32.8%
Percent of List Price Received*	100.0%	--	--	100.0%	99.0%	- 1.0%
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.

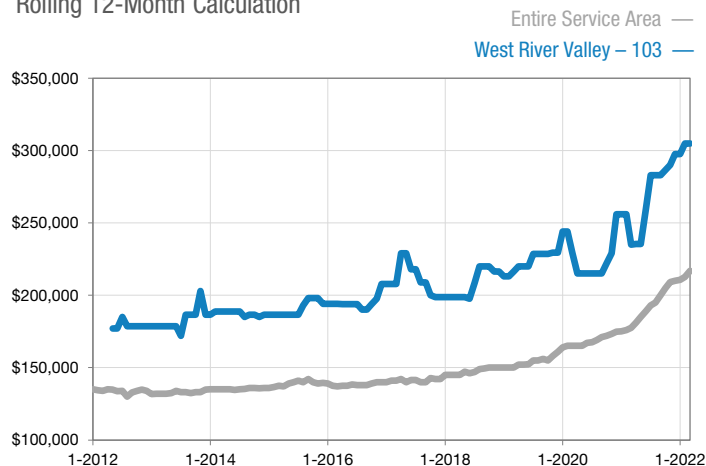
Median Sales Price - Single-Family Detached

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.