

Local Market Update for April 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	3	2	- 33.3%	9	8	- 11.1%
Pending Sales	1	2	+ 100.0%	7	8	+ 14.3%
Closed Sales	2	3	+ 50.0%	8	10	+ 25.0%
Days on Market Until Sale	51	10	- 80.4%	40	63	+ 57.5%
Median Sales Price*	\$835,000	\$628,000	- 24.8%	\$609,000	\$581,500	- 4.5%
Average Sales Price*	\$835,000	\$816,000	- 2.3%	\$728,875	\$588,167	- 19.3%
Percent of List Price Received*	93.0%	99.9%	+ 7.4%	95.3%	97.1%	+ 1.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--

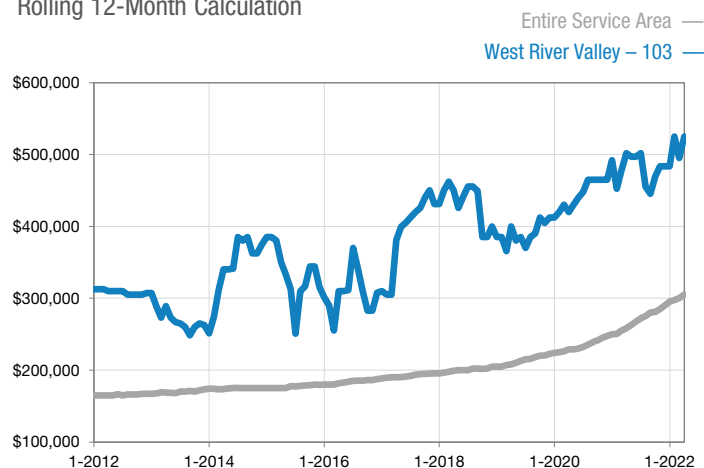
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	2	--	--	3	27	+ 800.0%
Median Sales Price*	\$236,000	--	--	\$235,500	\$312,000	+ 32.5%
Average Sales Price*	\$236,000	--	--	\$235,500	\$312,000	+ 32.5%
Percent of List Price Received*	104.9%	--	--	102.4%	99.0%	- 3.3%
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.

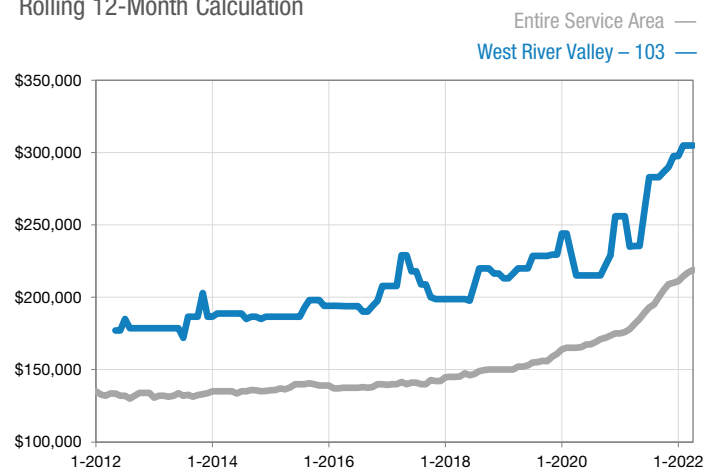
Median Sales Price - Single-Family Detached

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.