

Local Market Update for April 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	3	8	+ 166.7%	8	18	+ 125.0%
Pending Sales	2	8	+ 300.0%	9	17	+ 88.9%
Closed Sales	1	4	+ 300.0%	9	9	0.0%
Days on Market Until Sale	246	50	- 79.7%	63	43	- 31.7%
Median Sales Price*	\$1,350,000	\$577,500	- 57.2%	\$617,500	\$525,000	- 15.0%
Average Sales Price*	\$1,350,000	\$592,834	- 56.1%	\$847,444	\$520,980	- 38.5%
Percent of List Price Received*	98.2%	100.2%	+ 2.0%	95.3%	98.9%	+ 3.8%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.3	2.3	+ 666.7%	--	--	--

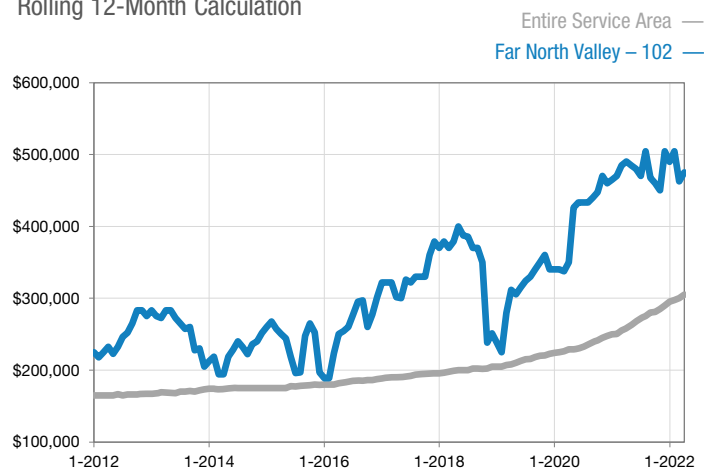
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	30	--	--
Median Sales Price*	--	--	--	\$320,000	--	--
Average Sales Price*	--	--	--	\$320,000	--	--
Percent of List Price Received*	--	--	--	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.

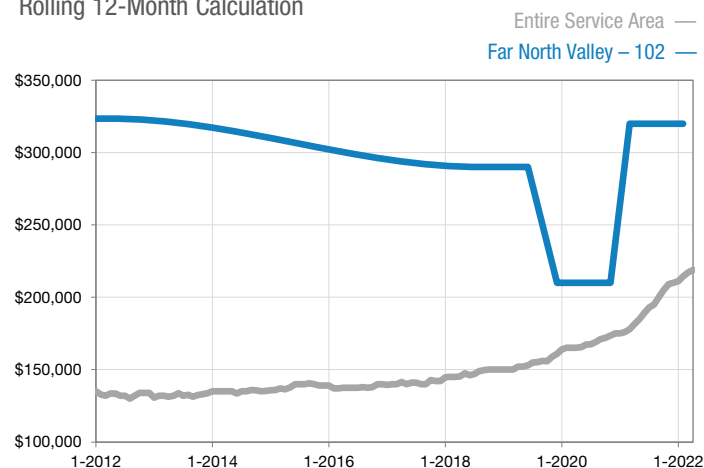
Median Sales Price - Single-Family Detached

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.