

Local Market Update for April 2022

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	31	24	- 22.6%	104	105	+ 1.0%
Pending Sales	22	15	- 31.8%	87	78	- 10.3%
Closed Sales	23	16	- 30.4%	89	77	- 13.5%
Days on Market Until Sale	11	10	- 9.1%	28	27	- 3.6%
Median Sales Price*	\$265,000	\$347,500	+ 31.1%	\$290,000	\$300,000	+ 3.4%
Average Sales Price*	\$323,730	\$377,000	+ 16.5%	\$318,019	\$342,988	+ 7.9%
Percent of List Price Received*	99.9%	102.6%	+ 2.7%	99.6%	100.7%	+ 1.1%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

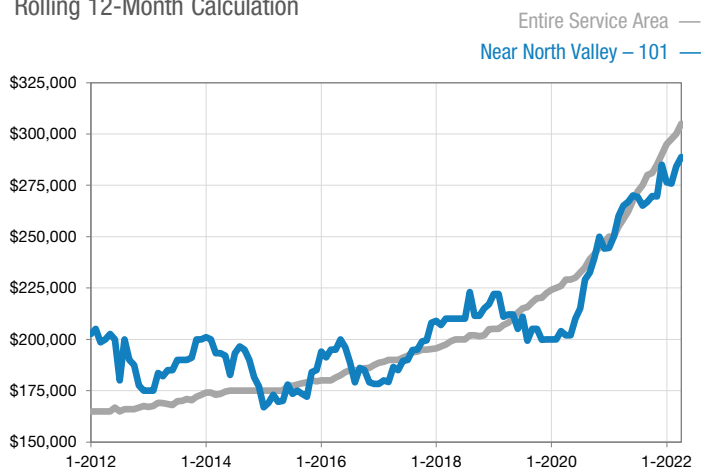
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	4	7	+ 75.0%	20	22	+ 10.0%
Pending Sales	3	3	0.0%	14	22	+ 57.1%
Closed Sales	3	0	- 100.0%	9	25	+ 177.8%
Days on Market Until Sale	3	--	--	7	18	+ 157.1%
Median Sales Price*	\$188,000	--	--	\$210,000	\$245,000	+ 16.7%
Average Sales Price*	\$218,333	--	--	\$217,167	\$285,830	+ 31.6%
Percent of List Price Received*	99.5%	--	--	98.7%	101.4%	+ 2.7%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

* 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.

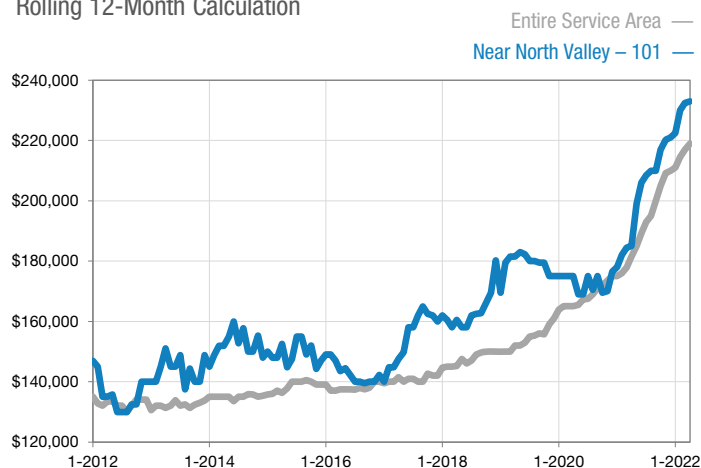
Median Sales Price - Single-Family Detached

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.