

Local Market Update for April 2022

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	11	18	+ 63.6%	39	47	+ 20.5%
Pending Sales	8	14	+ 75.0%	34	36	+ 5.9%
Closed Sales	4	9	+ 125.0%	32	25	- 21.9%
Days on Market Until Sale	4	26	+ 550.0%	16	23	+ 43.8%
Median Sales Price*	\$272,500	\$275,000	+ 0.9%	\$241,750	\$300,000	+ 24.1%
Average Sales Price*	\$303,750	\$430,667	+ 41.8%	\$310,367	\$367,780	+ 18.5%
Percent of List Price Received*	99.8%	98.7%	- 1.1%	100.4%	99.4%	- 1.0%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

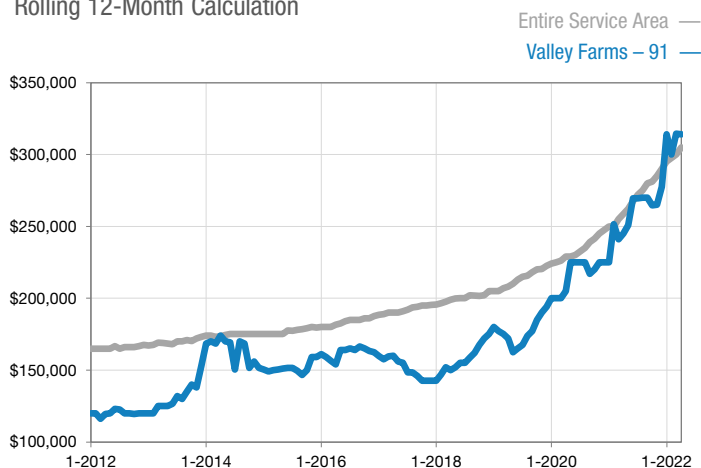
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

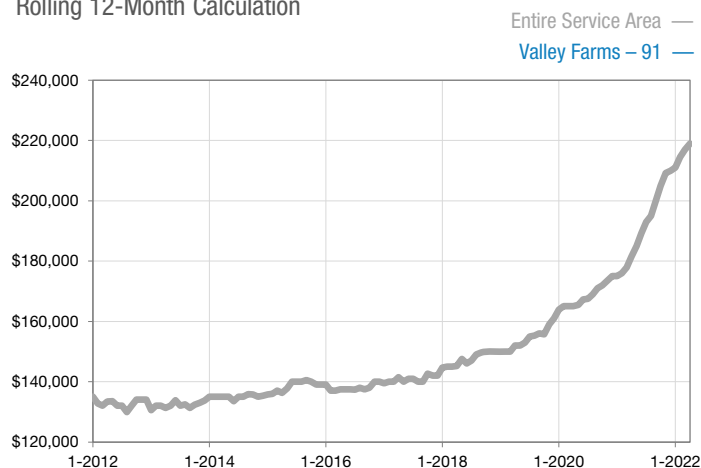
Median Sales Price - Single-Family Detached

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.