

# Local Market Update for April 2022

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



## North Valley – 100

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

Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	37	19	- 48.6%	98	87	- 11.2%
Pending Sales	28	18	- 35.7%	77	74	- 3.9%
Closed Sales	19	22	+ 15.8%	60	74	+ 23.3%
Days on Market Until Sale	25	23	- 8.0%	23	24	+ 4.3%
Median Sales Price*	\$380,000	\$507,000	+ 33.4%	\$324,000	\$425,000	+ 31.2%
Average Sales Price*	\$433,332	\$636,499	+ 46.9%	\$399,354	\$564,890	+ 41.5%
Percent of List Price Received*	100.8%	101.6%	+ 0.8%	100.3%	101.0%	+ 0.7%
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

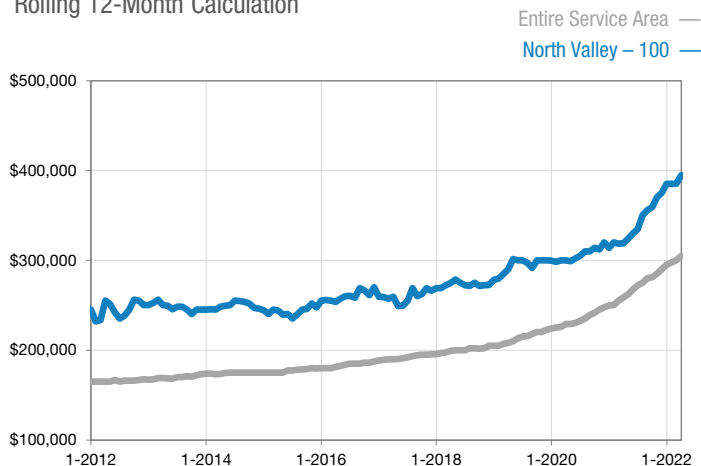
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	7	6	- 14.3%	12	15	+ 25.0%
Pending Sales	7	6	- 14.3%	12	14	+ 16.7%
Closed Sales	3	5	+ 66.7%	9	11	+ 22.2%
Days on Market Until Sale	2	2	0.0%	8	2	- 75.0%
Median Sales Price*	\$178,000	\$235,000	+ 32.0%	\$178,000	\$220,000	+ 23.6%
Average Sales Price*	\$176,633	\$207,600	+ 17.5%	\$206,708	\$204,364	- 1.1%
Percent of List Price Received*	103.1%	99.5%	- 3.5%	101.4%	101.8%	+ 0.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	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.

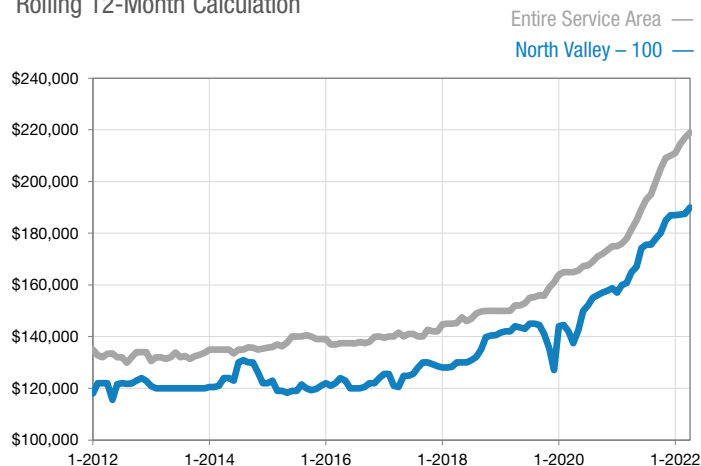
### Median Sales Price - Single-Family Detached

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.