

# Local Market Update for June 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	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
<b>Key Metrics</b>						
New Listings	38	22	- 42.1%	164	136	- 17.1%
Pending Sales	29	15	- 48.3%	125	105	- 16.0%
Closed Sales	26	18	- 30.8%	107	110	+ 2.8%
Days on Market Until Sale	17	32	+ 88.2%	20	24	+ 20.0%
Median Sales Price*	\$389,375	<b>\$405,000</b>	+ 4.0%	\$355,000	<b>\$435,000</b>	+ 22.5%
Average Sales Price*	\$508,798	<b>\$539,905</b>	+ 6.1%	\$434,850	<b>\$550,804</b>	+ 26.7%
Percent of List Price Received*	100.2%	<b>100.9%</b>	+ 0.7%	100.2%	<b>101.2%</b>	+ 1.0%
Inventory of Homes for Sale	40	31	- 22.5%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

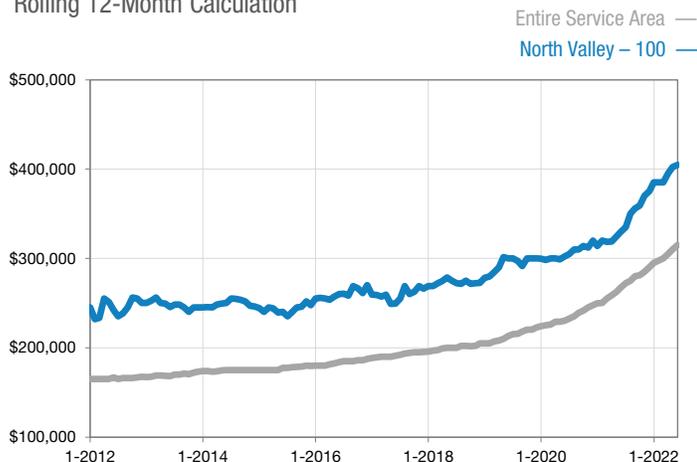
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
<b>Key Metrics</b>						
New Listings	7	1	- 85.7%	24	23	- 4.2%
Pending Sales	5	2	- 60.0%	22	22	0.0%
Closed Sales	8	5	- 37.5%	22	20	- 9.1%
Days on Market Until Sale	2	3	+ 50.0%	5	3	- 40.0%
Median Sales Price*	\$174,500	<b>\$241,000</b>	+ 38.1%	\$177,500	<b>\$224,000</b>	+ 26.2%
Average Sales Price*	\$168,500	<b>\$243,400</b>	+ 44.5%	\$192,972	<b>\$218,175</b>	+ 13.1%
Percent of List Price Received*	104.2%	<b>106.0%</b>	+ 1.7%	102.8%	<b>102.8%</b>	0.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

\* 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.

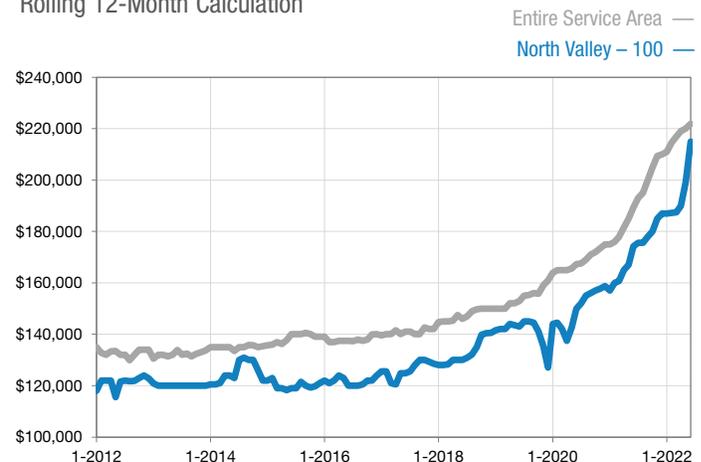
### Median Sales Price - Single-Family Detached

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.