

Local Market Update for June 2022

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



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	3	3	0.0%	15	13	- 13.3%
Pending Sales	3	3	0.0%	12	12	0.0%
Closed Sales	3	0	- 100.0%	13	13	0.0%
Days on Market Until Sale	5	--	--	29	49	+ 69.0%
Median Sales Price*	\$325,000	--	--	\$420,000	\$538,371	+ 28.2%
Average Sales Price*	\$650,000	--	--	\$675,077	\$540,413	- 19.9%
Percent of List Price Received*	102.5%	--	--	97.4%	97.9%	+ 0.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

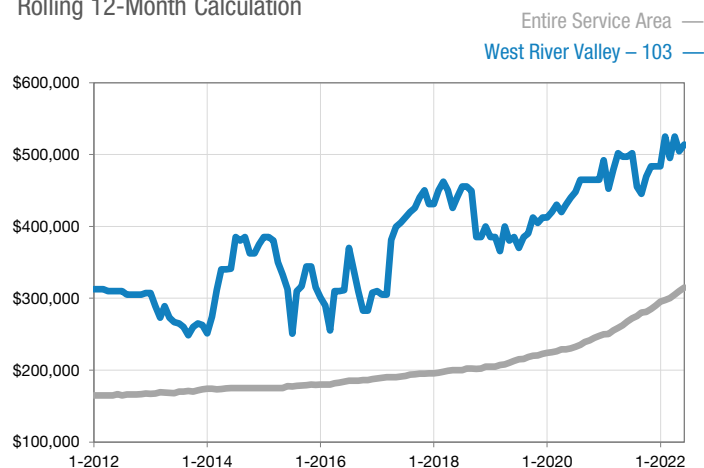
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	1	0	- 100.0%	5	1	- 80.0%
Pending Sales	1	0	- 100.0%	5	2	- 60.0%
Closed Sales	2	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	2	--	--	2	27	+ 1250.0%
Median Sales Price*	\$317,500	--	--	\$270,500	\$312,000	+ 15.3%
Average Sales Price*	\$317,500	--	--	\$276,500	\$312,000	+ 12.8%
Percent of List Price Received*	107.7%	--	--	105.1%	99.0%	- 5.8%
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.

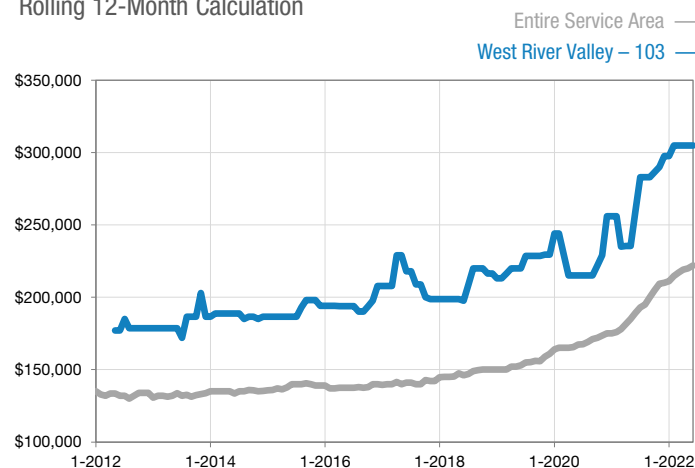
Median Sales Price - Single-Family Detached

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.