

# Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	27	33	+ 22.2%	191	171	- 10.5%
Pending Sales	25	20	- 20.0%	150	124	- 17.3%
Closed Sales	25	10	- 60.0%	132	121	- 8.3%
Days on Market Until Sale	14	12	- 14.3%	19	23	+ 21.1%
Median Sales Price*	\$360,000	\$360,000	0.0%	\$355,000	\$430,000	+ 21.1%
Average Sales Price*	\$493,100	\$464,323	- 5.8%	\$445,883	\$545,427	+ 22.3%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	100.1%	101.0%	+ 0.9%
Inventory of Homes for Sale	36	41	+ 13.9%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

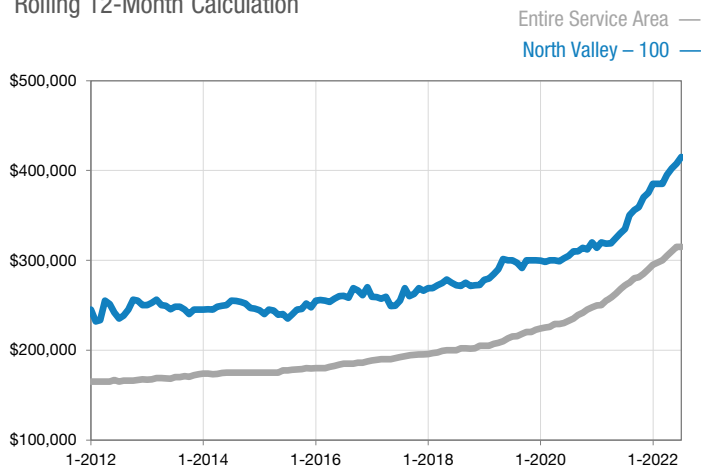
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	9	2	- 77.8%	33	25	- 24.2%
Pending Sales	7	2	- 71.4%	29	23	- 20.7%
Closed Sales	4	4	0.0%	26	24	- 7.7%
Days on Market Until Sale	3	3	0.0%	4	3	- 25.0%
Median Sales Price*	\$187,250	\$215,000	+ 14.8%	\$178,000	\$224,000	+ 25.8%
Average Sales Price*	\$182,375	\$246,250	+ 35.0%	\$191,341	\$222,854	+ 16.5%
Percent of List Price Received*	107.8%	102.5%	- 4.9%	103.6%	102.7%	- 0.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--

\* 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.

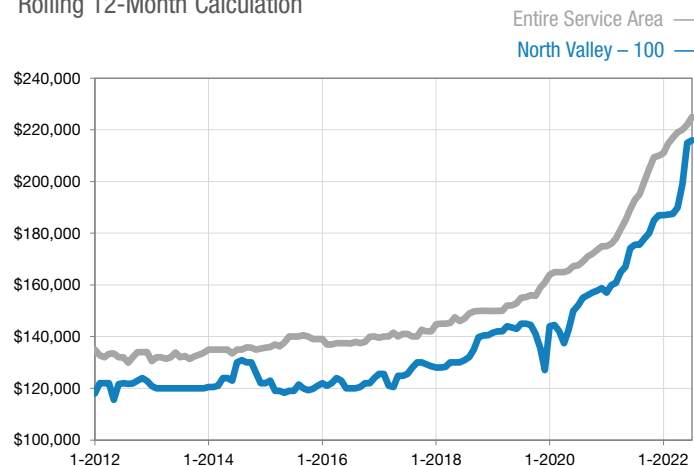
### Median Sales Price - Single-Family Detached

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.