

# Local Market Update for July 2022

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



## Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

| Single-Family Detached          | July      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2021      | 2022             | Percent Change | Thru 7-2021  | Thru 7-2022      | Percent Change |
| New Listings                    | 4         | 7                | + 75.0%        | 21           | 30               | + 42.9%        |
| Pending Sales                   | 2         | 1                | - 50.0%        | 14           | 24               | + 71.4%        |
| Closed Sales                    | 4         | 2                | - 50.0%        | 15           | 24               | + 60.0%        |
| Days on Market Until Sale       | 126       | 18               | - 85.7%        | 72           | 24               | - 66.7%        |
| Median Sales Price*             | \$397,298 | <b>\$725,000</b> | + 82.5%        | \$504,695    | <b>\$552,500</b> | + 9.5%         |
| Average Sales Price*            | \$405,257 | <b>\$725,000</b> | + 78.9%        | \$664,535    | <b>\$751,047</b> | + 13.0%        |
| Percent of List Price Received* | 107.0%    | <b>93.3%</b>     | - 12.8%        | 100.1%       | <b>98.9%</b>     | - 1.2%         |
| Inventory of Homes for Sale     | 6         | 9                | + 50.0%        | --           | --               | --             |
| Months Supply of Inventory      | 1.7       | <b>2.9</b>       | + 70.6%        | --           | --               | --             |

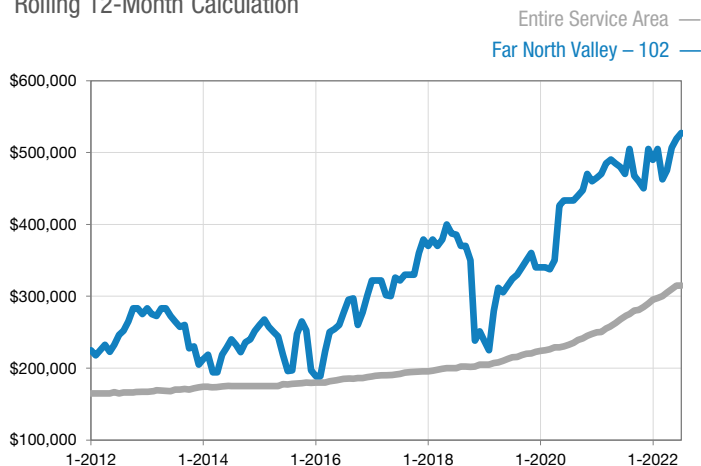
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | July |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2021 | 2022 | Percent Change | Thru 7-2021  | Thru 7-2022 | Percent Change |
| New Listings                    | 0    | 0    | 0.0%           | 2            | 0           | - 100.0%       |
| Pending Sales                   | 0    | 0    | 0.0%           | 1            | 0           | - 100.0%       |
| Closed Sales                    | 0    | 0    | 0.0%           | 1            | 0           | - 100.0%       |
| Days on Market Until Sale       | --   | --   | --             | 30           | --          | --             |
| Median Sales Price*             | --   | --   | --             | \$320,000    | --          | --             |
| Average Sales Price*            | --   | --   | --             | \$320,000    | --          | --             |
| Percent of List Price Received* | --   | --   | --             | 97.3%        | --          | --             |
| Inventory of Homes for Sale     | 1    | 0    | - 100.0%       | --           | --          | --             |
| Months Supply of Inventory      | 1.0  | --   | --             | --           | --          | --             |

\* 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.

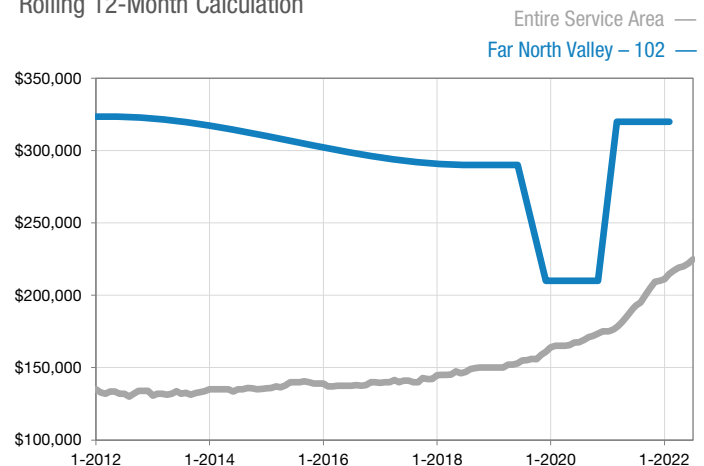
### Median Sales Price - Single-Family Detached

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.