

Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	11	2	- 81.8%	26	15	- 42.3%
Pending Sales	9	2	- 77.8%	21	14	- 33.3%
Closed Sales	3	3	0.0%	16	16	0.0%
Days on Market Until Sale	2	12	+ 500.0%	24	42	+ 75.0%
Median Sales Price*	\$1,150,000	\$585,000	- 49.1%	\$565,000	\$550,686	- 2.5%
Average Sales Price*	\$953,333	\$853,333	- 10.5%	\$727,250	\$599,086	- 17.6%
Percent of List Price Received*	100.4%	100.1%	- 0.3%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

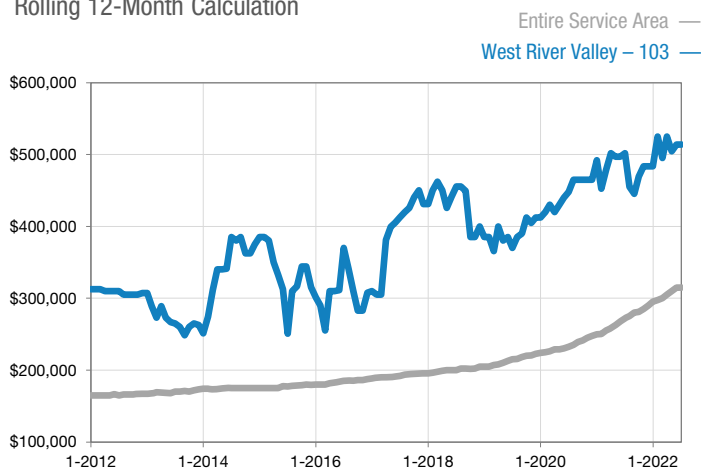
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	0	0.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	5	2	- 60.0%
Closed Sales	1	1	0.0%	5	2	- 60.0%
Days on Market Until Sale	3	5	+ 66.7%	2	16	+ 700.0%
Median Sales Price*	\$290,000	\$315,000	+ 8.6%	\$290,000	\$313,500	+ 8.1%
Average Sales Price*	\$290,000	\$315,000	+ 8.6%	\$279,200	\$313,500	+ 12.3%
Percent of List Price Received*	105.5%	105.0%	- 0.5%	105.1%	102.0%	- 2.9%
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.

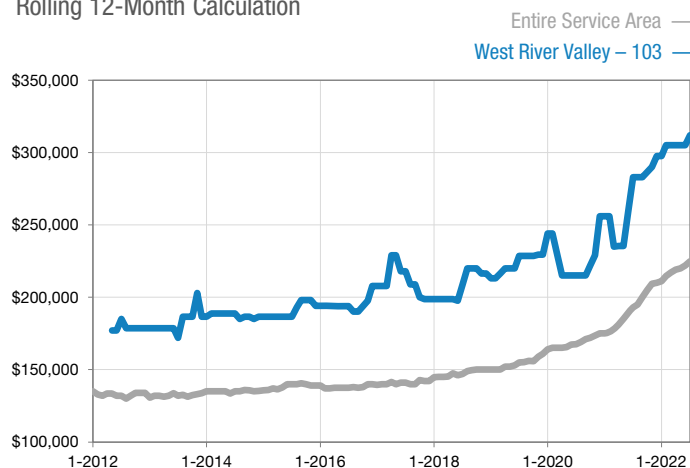
Median Sales Price - Single-Family Detached

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.