

Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	7	3	- 57.1%	33	18	- 45.5%
Pending Sales	4	3	- 25.0%	25	17	- 32.0%
Closed Sales	7	3	- 57.1%	23	19	- 17.4%
Days on Market Until Sale	13	8	- 38.5%	21	36	+ 71.4%
Median Sales Price*	\$455,000	\$565,000	+ 24.2%	\$455,000	\$563,000	+ 23.7%
Average Sales Price*	\$479,786	\$513,000	+ 6.9%	\$651,935	\$585,493	- 10.2%
Percent of List Price Received*	100.1%	102.1%	+ 2.0%	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

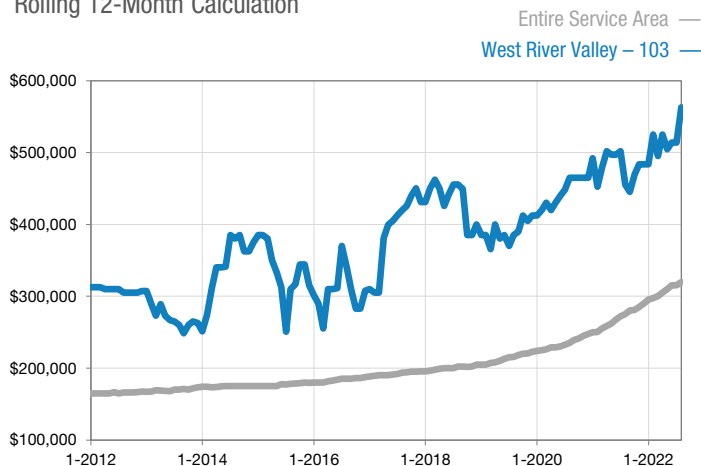
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	0	0	0.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	5	2	- 60.0%
Closed Sales	0	0	0.0%	5	2	- 60.0%
Days on Market Until Sale	--	--	--	2	16	+ 700.0%
Median Sales Price*	--	--	--	\$290,000	\$313,500	+ 8.1%
Average Sales Price*	--	--	--	\$279,200	\$313,500	+ 12.3%
Percent of List Price Received*	--	--	--	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.

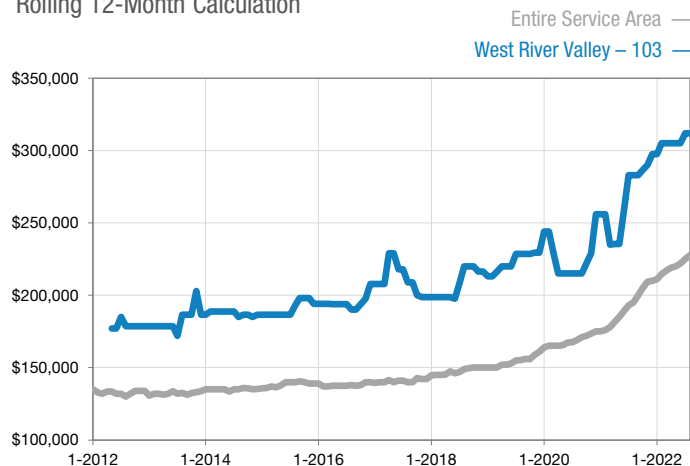
Median Sales Price - Single-Family Detached

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.