

Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	6	1	- 83.3%	27	31	+ 14.8%
Pending Sales	4	2	- 50.0%	18	26	+ 44.4%
Closed Sales	2	1	- 50.0%	17	25	+ 47.1%
Days on Market Until Sale	4	5	+ 25.0%	64	23	- 64.1%
Median Sales Price*	\$662,500	\$500,000	- 24.5%	\$540,098	\$530,000	- 1.9%
Average Sales Price*	\$662,500	\$500,000	- 24.5%	\$664,296	\$741,005	+ 11.5%
Percent of List Price Received*	104.2%	100.0%	- 4.0%	100.6%	99.0%	- 1.6%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

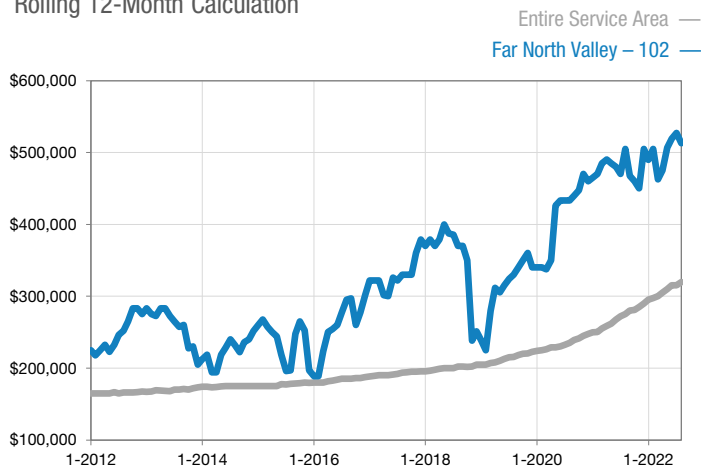
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	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	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.

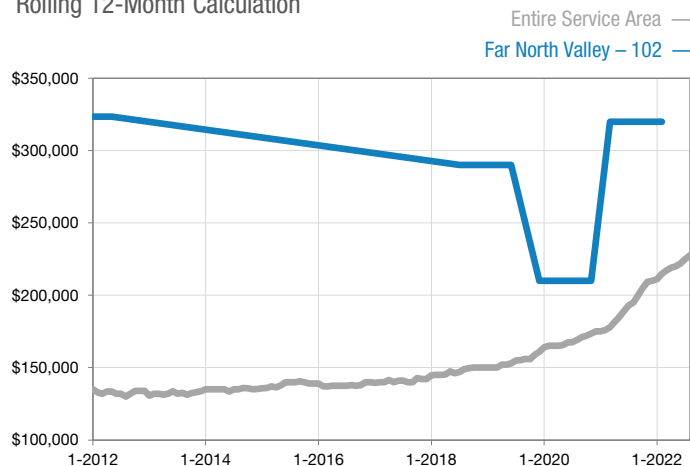
Median Sales Price - Single-Family Detached

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.