

Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	35	19	- 45.7%	226	190	- 15.9%
Pending Sales	23	19	- 17.4%	173	142	- 17.9%
Closed Sales	27	12	- 55.6%	159	133	- 16.4%
Days on Market Until Sale	10	15	+ 50.0%	18	22	+ 22.2%
Median Sales Price*	\$380,000	\$407,500	+ 7.2%	\$365,000	\$425,000	+ 16.4%
Average Sales Price*	\$484,120	\$620,917	+ 28.3%	\$452,376	\$552,238	+ 22.1%
Percent of List Price Received*	102.3%	104.6%	+ 2.2%	100.5%	101.3%	+ 0.8%
Inventory of Homes for Sale	41	38	- 7.3%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

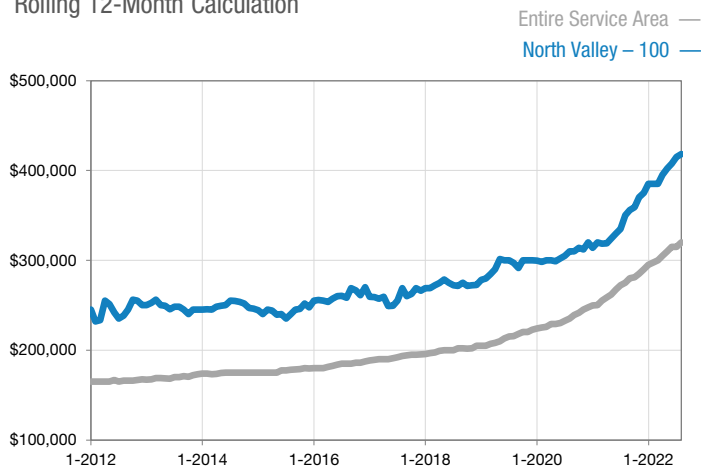
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	1	3	+ 200.0%	34	28	- 17.6%
Pending Sales	2	2	0.0%	31	25	- 19.4%
Closed Sales	4	1	- 75.0%	30	25	- 16.7%
Days on Market Until Sale	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$193,250	\$190,000	- 1.7%	\$179,000	\$223,000	+ 24.6%
Average Sales Price*	\$185,375	\$190,000	+ 2.5%	\$190,546	\$221,540	+ 16.3%
Percent of List Price Received*	101.4%	100.0%	- 1.4%	103.3%	102.6%	- 0.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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.

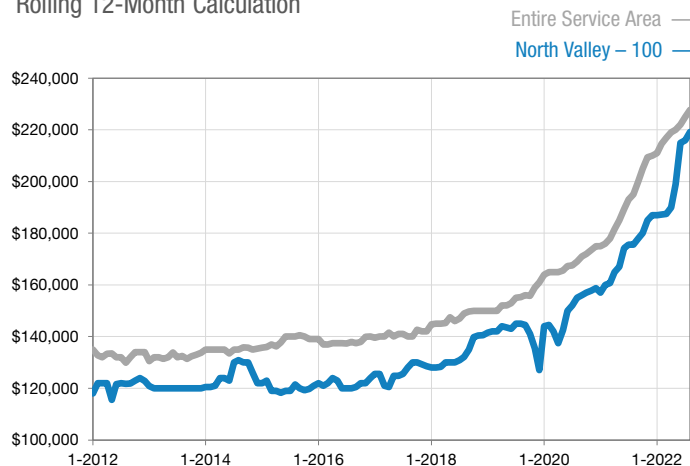
Median Sales Price - Single-Family Detached

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.