

Local Market Update for September 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	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	2	1	- 50.0%	35	19	- 45.7%
Pending Sales	3	0	- 100.0%	28	16	- 42.9%
Closed Sales	5	0	- 100.0%	28	19	- 32.1%
Days on Market Until Sale	7	--	--	18	36	+ 100.0%
Median Sales Price*	\$365,000	--	--	\$445,000	\$563,000	+ 26.5%
Average Sales Price*	\$743,420	--	--	\$668,271	\$585,493	- 12.4%
Percent of List Price Received*	98.7%	--	--	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

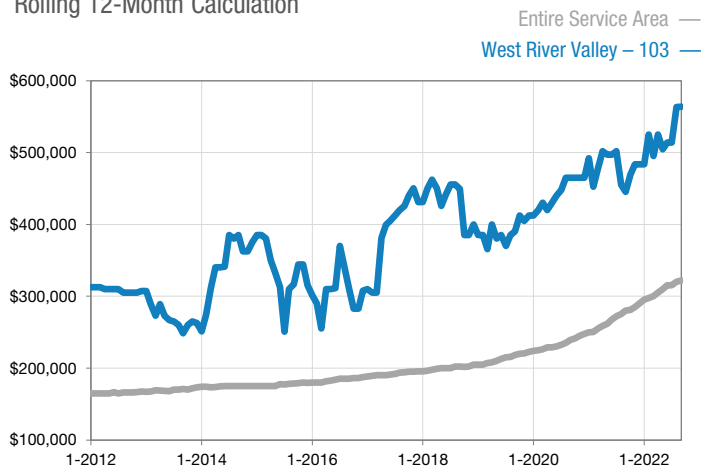
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	2	0	- 100.0%	7	1	- 85.7%
Pending Sales	1	0	- 100.0%	6	2	- 66.7%
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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

* 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.

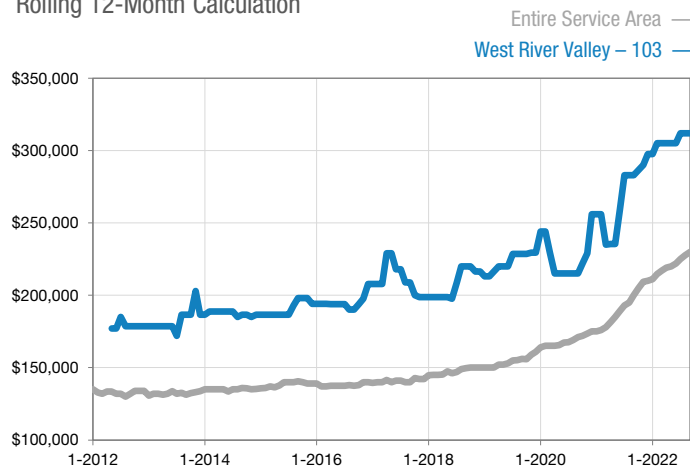
Median Sales Price - Single-Family Detached

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.