

Local Market Update for October 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	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	1	3	+ 200.0%	29	37	+ 27.6%
Pending Sales	1	5	+ 400.0%	20	33	+ 65.0%
Closed Sales	1	1	0.0%	23	27	+ 17.4%
Days on Market Until Sale	14	59	+ 321.4%	57	26	- 54.4%
Median Sales Price*	\$320,000	\$290,000	- 9.4%	\$475,000	\$525,000	+ 10.5%
Average Sales Price*	\$320,000	\$290,000	- 9.4%	\$591,610	\$703,986	+ 19.0%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.2%	98.8%	- 1.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--

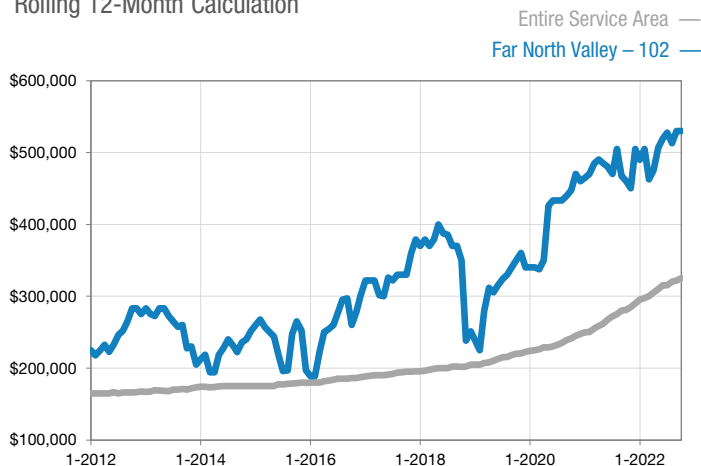
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	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.

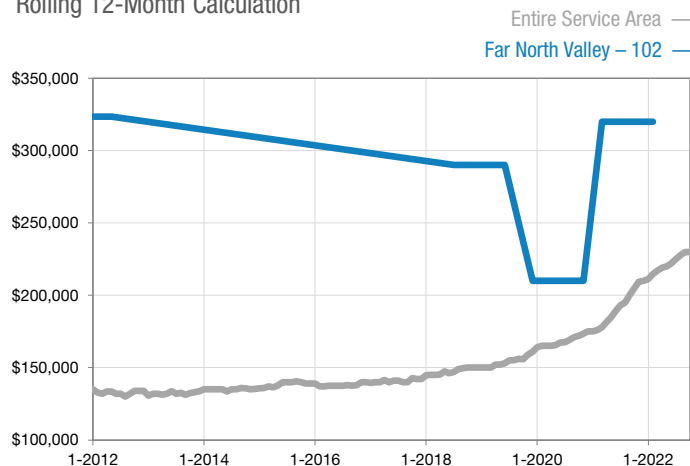
Median Sales Price - Single-Family Detached

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.