

Local Market Update for October 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 | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 10-2021 | Thru 10-2022 | Percent Change |
| New Listings | 27 | 19 | - 29.6% | 275 | 221 | - 19.6% |
| Pending Sales | 14 | 12 | - 14.3% | 202 | 165 | - 18.3% |
| Closed Sales | 13 | 12 | - 7.7% | 195 | 169 | - 13.3% |
| Days on Market Until Sale | 22 | 15 | - 31.8% | 18 | 21 | + 16.7% |
| Median Sales Price* | \$395,000 | \$439,500 | + 11.3% | \$366,000 | \$420,000 | + 14.8% |
| Average Sales Price* | \$556,231 | \$598,316 | + 7.6% | \$462,978 | \$551,652 | + 19.2% |
| Percent of List Price Received* | 98.9% | 98.6% | - 0.3% | 100.2% | 100.9% | + 0.7% |
| Inventory of Homes for Sale | 48 | 42 | - 12.5% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 2.5 | 0.0% | -- | -- | -- |

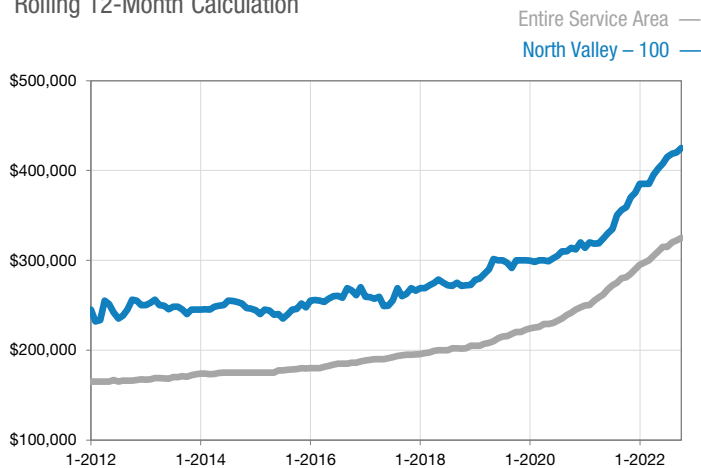
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 10-2021 | Thru 10-2022 | Percent Change |
| New Listings | 3 | 3 | 0.0% | 40 | 33 | - 17.5% |
| Pending Sales | 3 | 3 | 0.0% | 39 | 30 | - 23.1% |
| Closed Sales | 3 | 5 | + 66.7% | 38 | 30 | - 21.1% |
| Days on Market Until Sale | 11 | 8 | - 27.3% | 5 | 4 | - 20.0% |
| Median Sales Price* | \$345,000 | \$223,000 | - 35.4% | \$186,000 | \$223,000 | + 19.9% |
| Average Sales Price* | \$306,667 | \$209,420 | - 31.7% | \$202,260 | \$219,520 | + 8.5% |
| Percent of List Price Received* | 101.3% | 96.8% | - 4.4% | 102.9% | 101.6% | - 1.3% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 0.3 | -- | -- | -- | -- |

* 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.

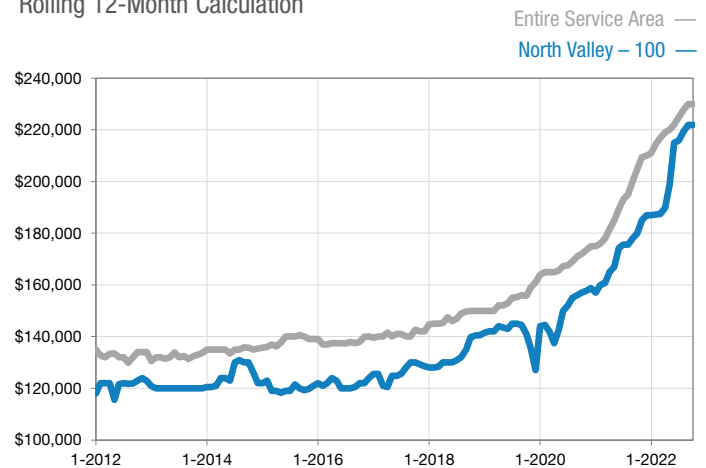
Median Sales Price - Single-Family Detached

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.