

# Local Market Update for October 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	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	3	0	- 100.0%	38	20	- 47.4%
Pending Sales	2	2	0.0%	30	18	- 40.0%
Closed Sales	3	1	- 66.7%	31	20	- 35.5%
Days on Market Until Sale	10	11	+ 10.0%	18	35	+ 94.4%
Median Sales Price*	\$525,000	<b>\$615,000</b>	+ 17.1%	\$455,000	<b>\$564,000</b>	+ 24.0%
Average Sales Price*	\$567,500	<b>\$615,000</b>	+ 8.4%	\$658,519	<b>\$586,969</b>	- 10.9%
Percent of List Price Received*	99.2%	<b>99.2%</b>	0.0%	98.7%	<b>98.9%</b>	+ 0.2%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.9	<b>0.5</b>	- 73.7%	--	--	--

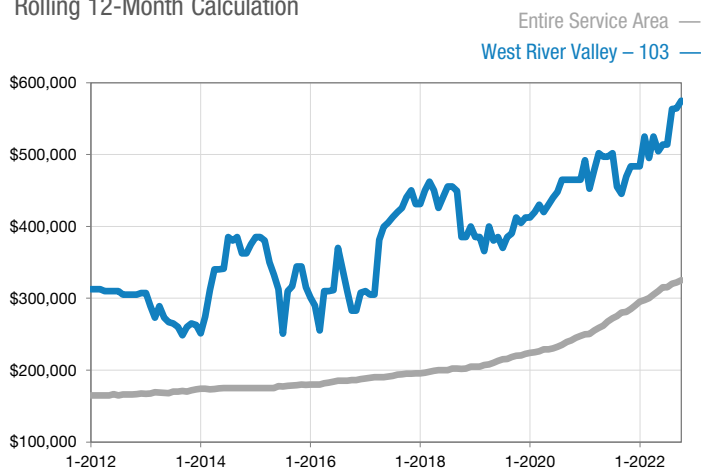
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	0	1	--	7	2	- 71.4%
Pending Sales	0	0	0.0%	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	<b>\$313,500</b>	+ 8.1%
Average Sales Price*	--	--	--	\$279,200	<b>\$313,500</b>	+ 12.3%
Percent of List Price Received*	--	--	--	105.1%	<b>102.0%</b>	- 2.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	<b>1.0</b>	+ 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.

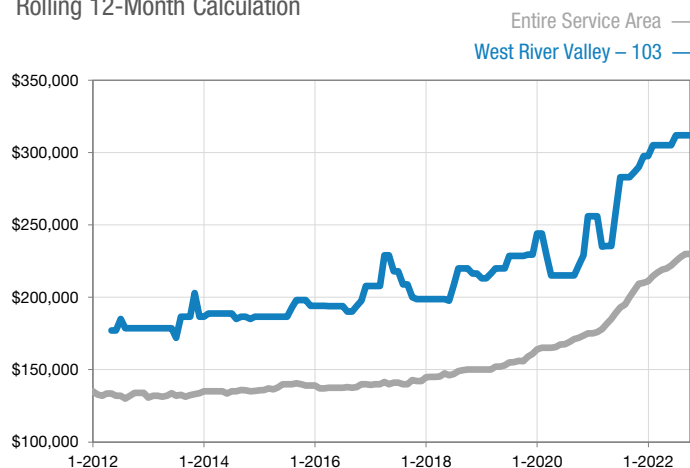
### Median Sales Price - Single-Family Detached

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.