

# 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		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
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	<b>\$439,500</b>	+ 11.3%	\$366,000	<b>\$420,000</b>	+ 14.8%
Average Sales Price*	\$556,231	<b>\$598,316</b>	+ 7.6%	\$462,978	<b>\$551,652</b>	+ 19.2%
Percent of List Price Received*	98.9%	<b>98.6%</b>	- 0.3%	100.2%	<b>100.9%</b>	+ 0.7%
Inventory of Homes for Sale	48	42	- 12.5%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

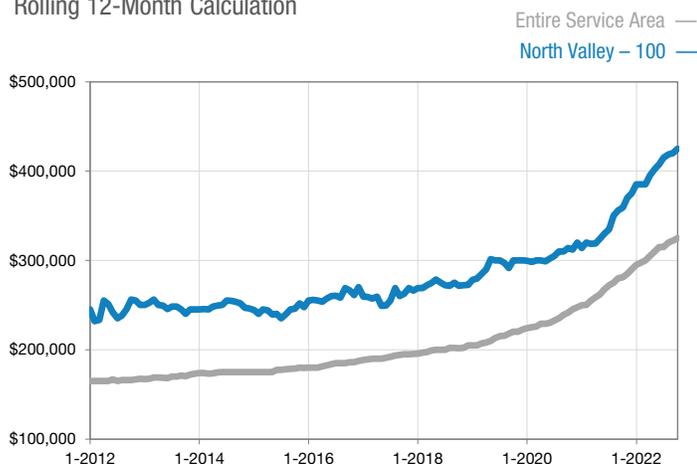
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
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	<b>\$223,000</b>	- 35.4%	\$186,000	<b>\$223,000</b>	+ 19.9%
Average Sales Price*	\$306,667	<b>\$209,420</b>	- 31.7%	\$202,260	<b>\$219,520</b>	+ 8.5%
Percent of List Price Received*	101.3%	<b>96.8%</b>	- 4.4%	102.9%	<b>101.6%</b>	- 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.

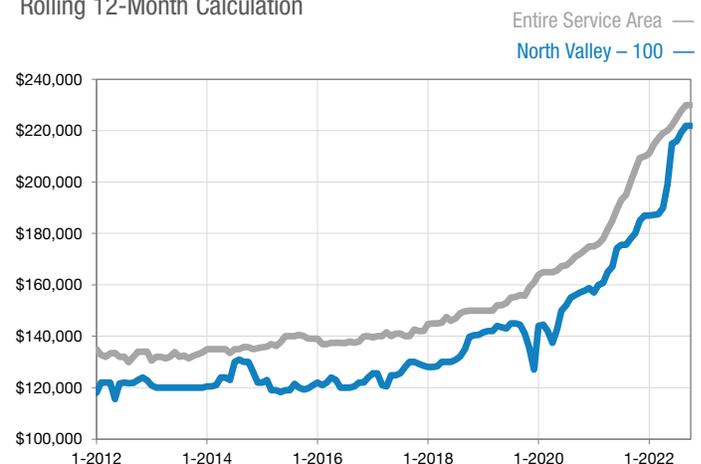
### Median Sales Price - Single-Family Detached

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.