

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	5	--	41	25	- 39.0%
Pending Sales	3	2	- 33.3%	36	20	- 44.4%
Closed Sales	3	0	- 100.0%	35	22	- 37.1%
Days on Market Until Sale	43	--	--	19	34	+ 78.9%
Median Sales Price*	\$650,000	--	--	\$483,500	\$575,000	+ 18.9%
Average Sales Price*	\$624,667	--	--	\$653,660	\$665,426	+ 1.8%
Percent of List Price Received*	100.0%	--	--	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

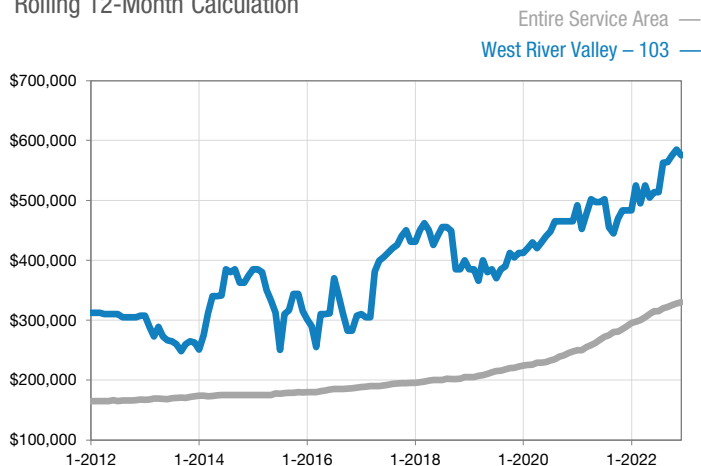
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	0.0%	7	2	- 71.4%
Pending Sales	0	0	0.0%	6	2	- 66.7%
Closed Sales	0	0	0.0%	6	2	- 66.7%
Days on Market Until Sale	--	--	--	2	16	+ 700.0%
Median Sales Price*	--	--	--	\$297,500	\$313,500	+ 5.4%
Average Sales Price*	--	--	--	\$283,500	\$313,500	+ 10.6%
Percent of List Price Received*	--	--	--	104.3%	102.0%	- 2.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 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.

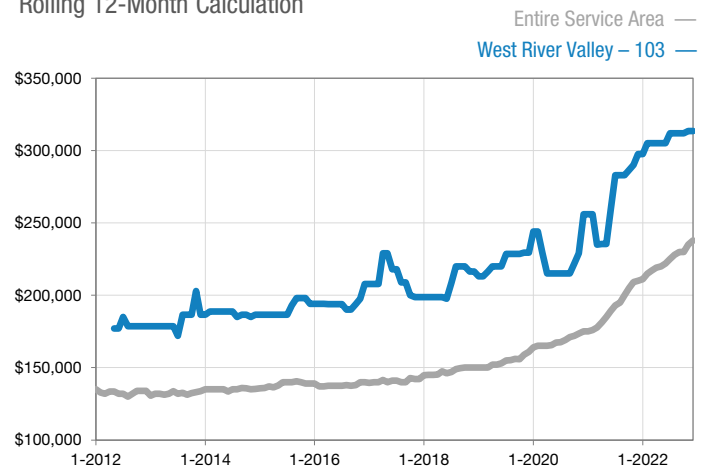
Median Sales Price - Single-Family Detached

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.