

# Local Market Update for February 2021

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	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	4	3	- 25.0%	6	4	- 33.3%
Pending Sales	2	1	- 50.0%	2	4	+ 100.0%
Closed Sales	1	2	+ 100.0%	2	5	+ 150.0%
Days on Market Until Sale	19	11	- 42.1%	14	44	+ 214.3%
Median Sales Price*	\$674,000	<b>\$334,000</b>	- 50.4%	\$439,500	<b>\$385,000</b>	- 12.4%
Average Sales Price*	\$674,000	<b>\$334,000</b>	- 50.4%	\$439,500	<b>\$582,200</b>	+ 32.5%
Percent of List Price Received*	100.0%	<b>94.2%</b>	- 5.8%	96.6%	<b>96.0%</b>	- 0.6%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	3.1	<b>0.7</b>	- 77.4%	--	--	--

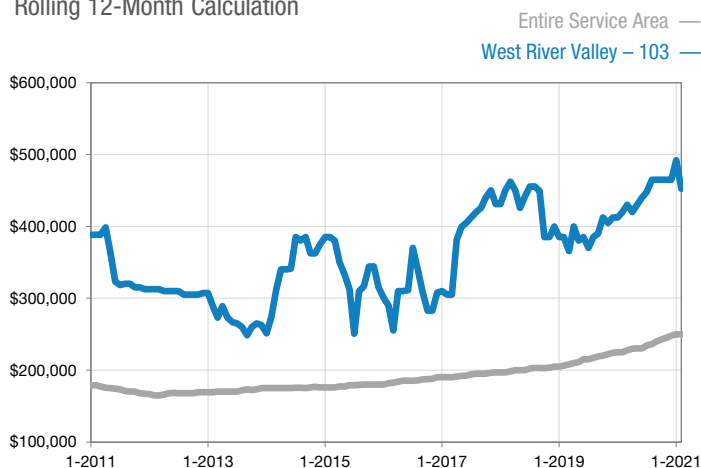
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	2	--	0	2	--
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	<b>1.0</b>	--	--	--	--

\* 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.

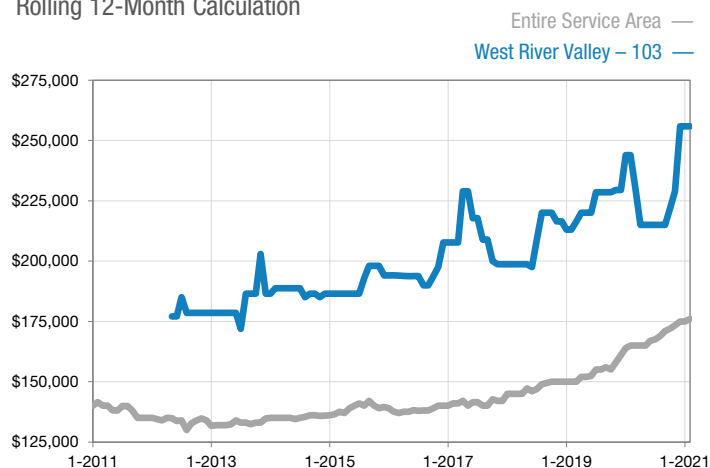
### Median Sales Price - Single-Family Detached

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.