

Local Market Update for February 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	6	1	- 83.3%	8	4	- 50.0%
Pending Sales	4	3	- 25.0%	7	7	0.0%
Closed Sales	4	3	- 25.0%	5	5	0.0%
Days on Market Until Sale	116	7	- 94.0%	99	46	- 53.5%
Median Sales Price*	\$387,500	\$292,500	- 24.5%	\$335,000	\$407,000	+ 21.5%
Average Sales Price*	\$482,250	\$377,500	- 21.7%	\$435,800	\$687,900	+ 57.8%
Percent of List Price Received*	95.1%	92.2%	- 3.0%	95.4%	93.7%	- 1.8%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	4.2	0.6	- 85.7%	--	--	--

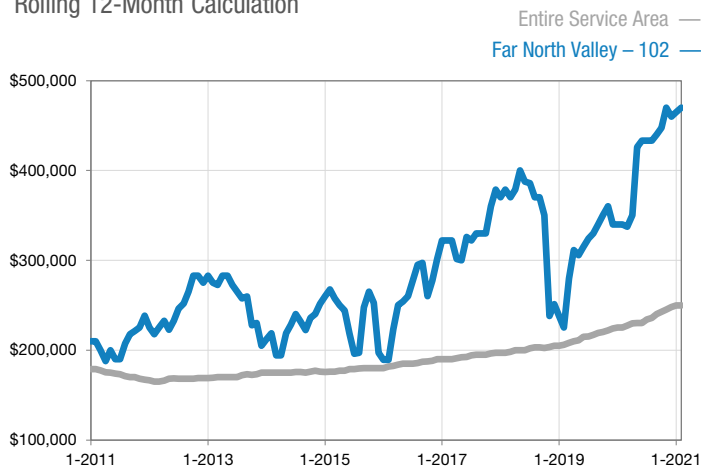
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

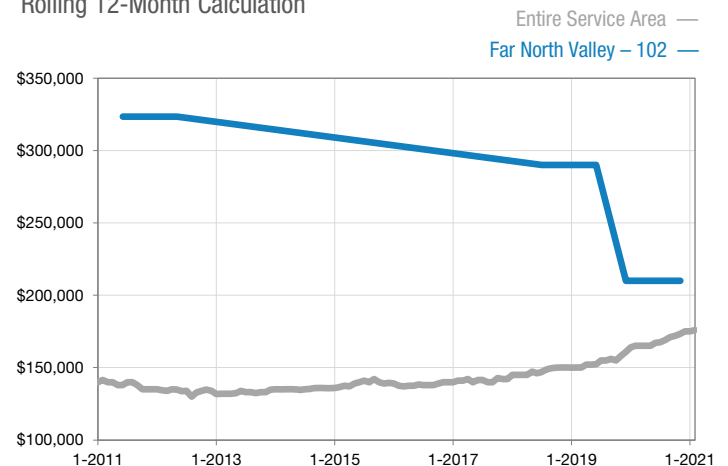
Median Sales Price - Single-Family Detached

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.