

Local Market Update for March 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	5	1	- 80.0%	11	5	- 54.5%
Pending Sales	5	1	- 80.0%	7	5	- 28.6%
Closed Sales	1	1	0.0%	3	6	+ 100.0%
Days on Market Until Sale	30	2	- 93.3%	19	37	+ 94.7%
Median Sales Price*	\$350,000	\$1,250,000	+ 257.1%	\$350,000	\$591,500	+ 69.0%
Average Sales Price*	\$350,000	\$1,250,000	+ 257.1%	\$409,667	\$693,500	+ 69.3%
Percent of List Price Received*	94.9%	96.2%	+ 1.4%	96.0%	96.0%	0.0%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	2.8	0.4	- 85.7%	--	--	--

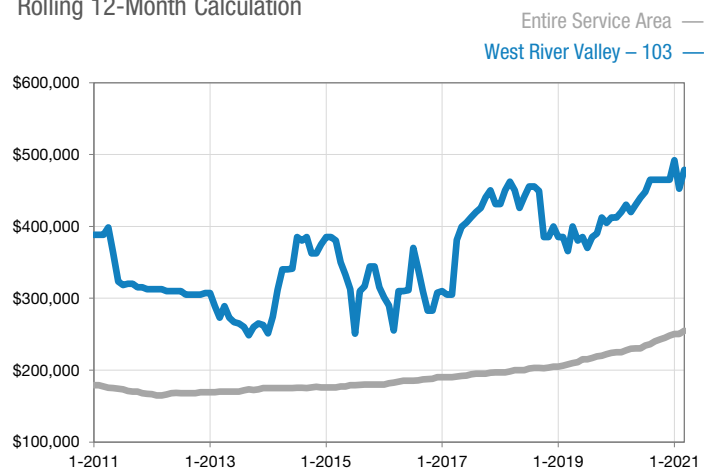
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	0	0	0.0%	0	2	--
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	3	--	--	3	--
Median Sales Price*	--	\$235,000	--	--	\$235,000	--
Average Sales Price*	--	\$235,000	--	--	\$235,000	--
Percent of List Price Received*	--	100.0%	--	--	100.0%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

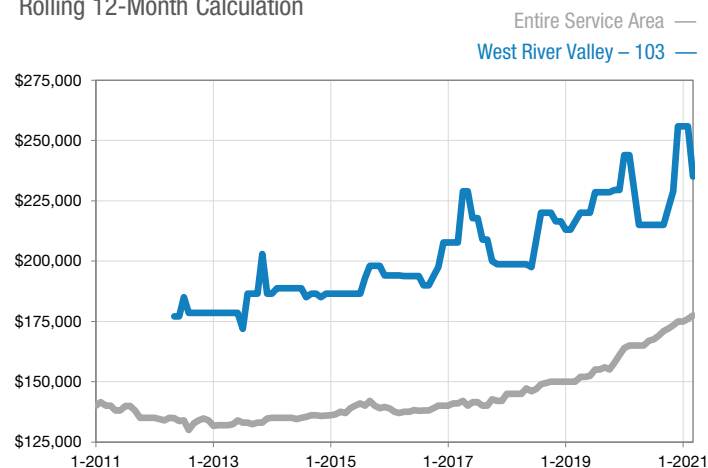
Median Sales Price - Single-Family Detached

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.