Local Market Update for March 2021

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

gaar

North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached

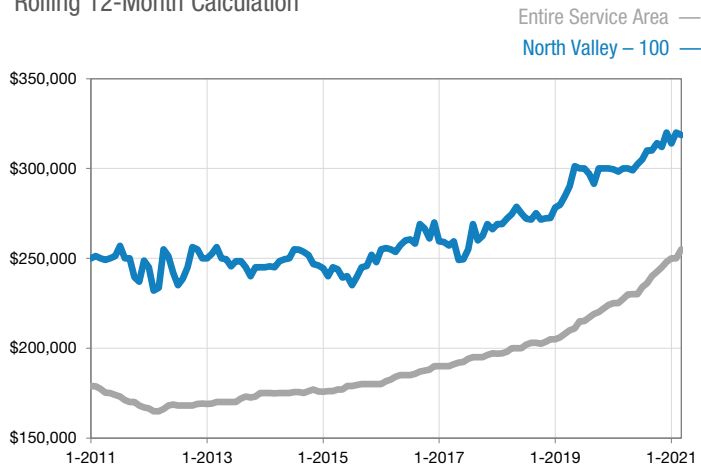| Key Metrics	March 2020	March 2021	Percent Change	Year to Date Thru 3-2020	Year to Date Thru 3-2021	Percent Change
New Listings	21	27	+ 28.6%	66	61	- 7.6%
Pending Sales	16	23	+ 43.8%	55	50	- 9.1%
Closed Sales	27	15	- 44.4%	50	41	- 18.0%
Days on Market Until Sale	38	15	- 60.5%	50	21	- 58.0%
Median Sales Price*	$420,000	$355,000	- 15.5%	$332,450	$304,000	- 8.6%
Average Sales Price*	$473,301	$475,067	+ 0.4%	$450,400	$383,609	- 14.8%
Percent of List Price Received*	97.7%	100.3%	+ 2.7%	97.7%	100.0%	+ 2.4%
Inventory of Homes for Sale	37	22	- 40.5%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

* 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

Key Metrics	March 2020	March 2021	Percent Change	Year to Date Thru 3-2020	Year to Date Thru 3-2021	Percent Change
New Listings	4	2	- 50.0%	11	5	- 54.5%
Pending Sales	2	1	- 50.0%	8	5	- 37.5%
Closed Sales	4	0	- 100.0%	10	6	- 40.0%
Days on Market Until Sale	3	--	--	10	11	+ 10.0%
Median Sales Price*	$129,200	--	--	$146,000	$177,500	+ 21.6%
Average Sales Price*	$132,850	--	--	$154,280	$221,746	+ 43.7%
Percent of List Price Received*	99.7%	--	--	99.3%	100.6%	+ 1.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

* 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.
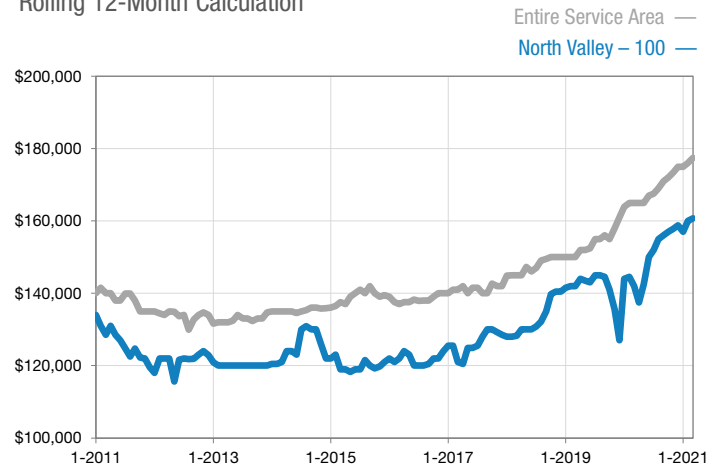
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North Valley – 100 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North Valley – 100 —

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.