

Local Market Update for March 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	2	1	- 50.0%	10	5	- 50.0%
Pending Sales	0	1	--	7	8	+ 14.3%
Closed Sales	3	3	0.0%	8	8	0.0%
Days on Market Until Sale	97	30	- 69.1%	98	40	- 59.2%
Median Sales Price*	\$470,000	\$870,000	+ 85.1%	\$387,500	\$603,750	+ 55.8%
Average Sales Price*	\$478,333	\$945,833	+ 97.7%	\$451,750	\$784,625	+ 73.7%
Percent of List Price Received*	98.3%	96.9%	- 1.4%	96.5%	94.9%	- 1.7%
Inventory of Homes for Sale	14	1	- 92.9%	--	--	--
Months Supply of Inventory	4.5	0.3	- 93.3%	--	--	--

* 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	1	--	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	30	--	--	30	--
Median Sales Price*	--	\$320,000	--	--	\$320,000	--
Average Sales Price*	--	\$320,000	--	--	\$320,000	--
Percent of List Price Received*	--	97.3%	--	--	97.3%	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

* 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.

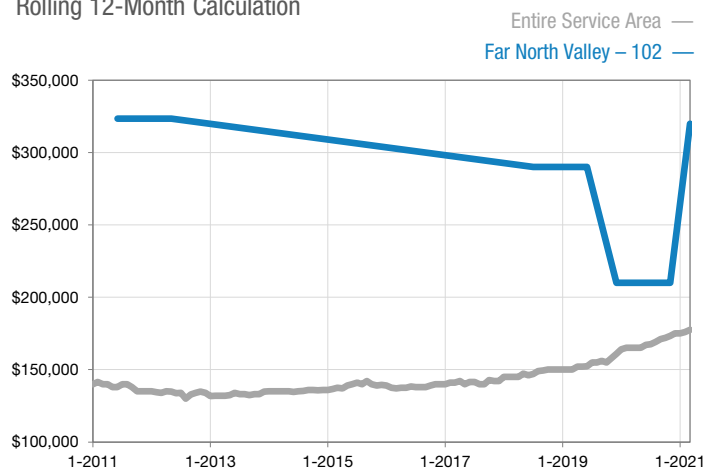
Median Sales Price - Single-Family Detached

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.