

Local Market Update for April 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	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	1	3	+ 200.0%	11	8	- 27.3%
Pending Sales	1	2	+ 100.0%	8	9	+ 12.5%
Closed Sales	1	1	0.0%	9	9	0.0%
Days on Market Until Sale	31	246	+ 693.5%	91	63	- 30.8%
Median Sales Price*	\$445,000	\$1,350,000	+ 203.4%	\$440,000	\$617,500	+ 40.3%
Average Sales Price*	\$445,000	\$1,350,000	+ 203.4%	\$451,000	\$847,444	+ 87.9%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	96.6%	95.3%	- 1.3%
Inventory of Homes for Sale	14	1	- 92.9%	--	--	--
Months Supply of Inventory	5.0	0.3	- 94.0%	--	--	--

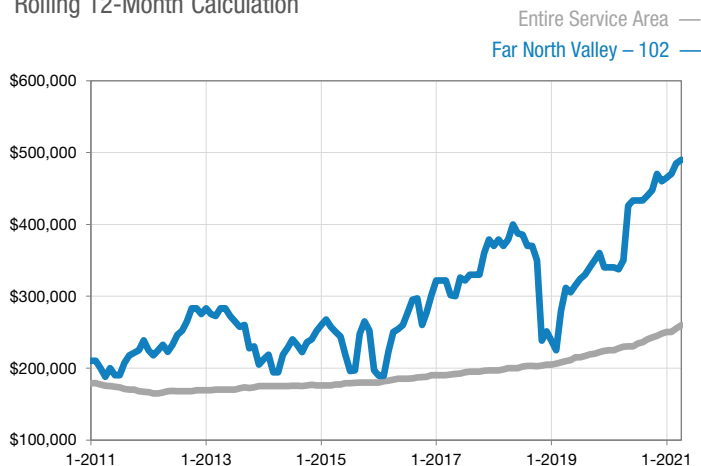
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	30	--
Median Sales Price*	--	--	--	--	\$320,000	--
Average Sales Price*	--	--	--	--	\$320,000	--
Percent of List Price Received*	--	--	--	--	97.3%	--
Inventory of Homes for Sale	0	1	--	--	--	--
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.

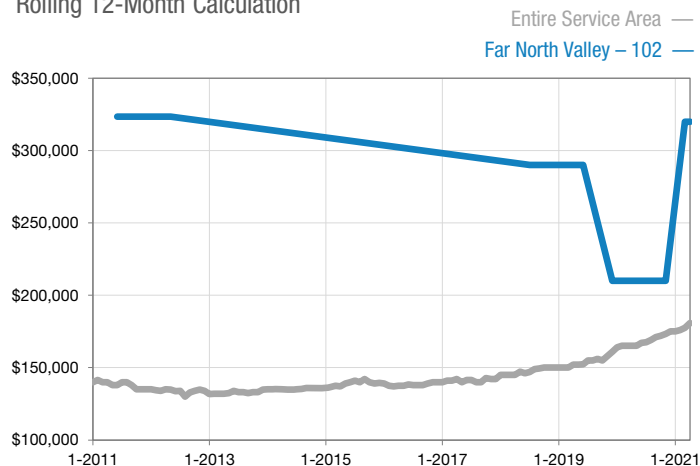
Median Sales Price - Single-Family Detached

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.