

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 | | |
|---------------------------------|-----------|--------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| Key Metrics | | | | | | |
| 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% | -- | -- | -- |

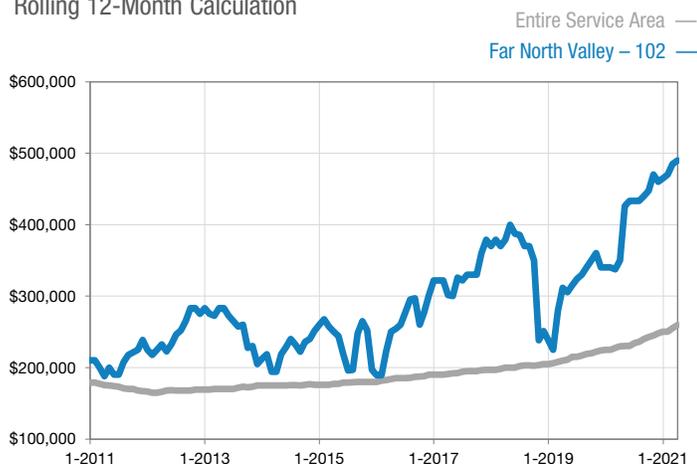
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|-------|------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| Key Metrics | | | | | | |
| 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.

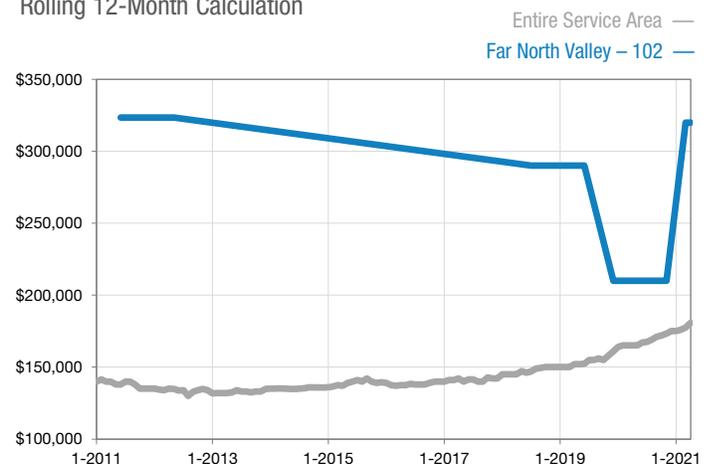
Median Sales Price - Single-Family Detached

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.