

Local Market Update for April 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	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	12	7	- 41.7%
Pending Sales	3	1	- 66.7%	10	6	- 40.0%
Closed Sales	5	2	- 60.0%	8	8	0.0%
Days on Market Until Sale	32	51	+ 59.4%	27	40	+ 48.1%
Median Sales Price*	\$385,000	\$835,000	+ 116.9%	\$372,450	\$609,000	+ 63.5%
Average Sales Price*	\$387,160	\$835,000	+ 115.7%	\$395,600	\$728,875	+ 84.2%
Percent of List Price Received*	99.3%	93.0%	- 6.3%	98.1%	95.3%	- 2.9%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--

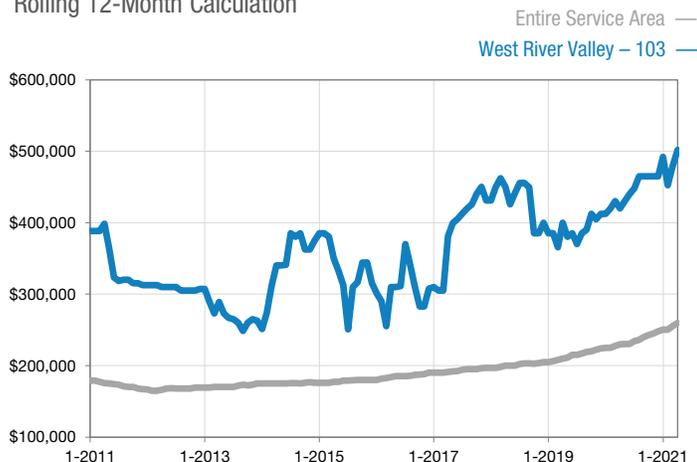
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	0	1	--	0	3	--
Pending Sales	0	0	0.0%	0	2	--
Closed Sales	0	1	--	0	2	--
Days on Market Until Sale	--	2	--	--	3	--
Median Sales Price*	--	\$236,000	--	--	\$235,500	--
Average Sales Price*	--	\$236,000	--	--	\$235,500	--
Percent of List Price Received*	--	104.9%	--	--	102.4%	--
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.

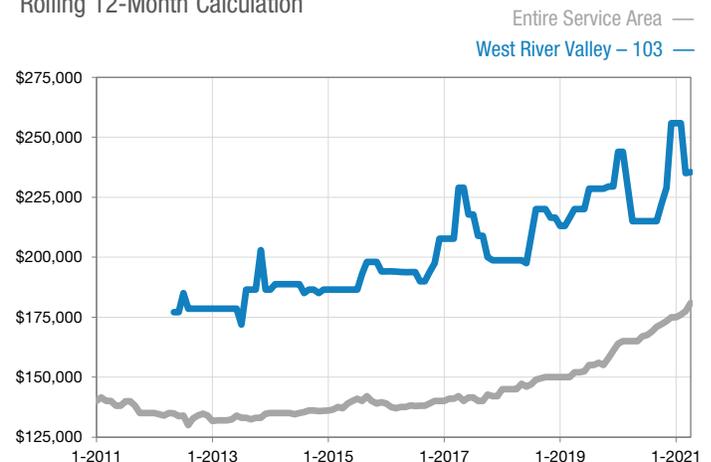
Median Sales Price - Single-Family Detached

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.