

Local Market Update for June 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	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	4	3	- 25.0%	20	14	- 30.0%
Pending Sales	1	3	+ 200.0%	13	11	- 15.4%
Closed Sales	1	3	+ 200.0%	12	12	0.0%
Days on Market Until Sale	13	5	- 61.5%	23	30	+ 30.4%
Median Sales Price*	\$465,000	\$325,000	- 30.1%	\$412,450	\$557,500	+ 35.2%
Average Sales Price*	\$465,000	\$650,000	+ 39.8%	\$432,900	\$706,333	+ 63.2%
Percent of List Price Received*	97.9%	102.5%	+ 4.7%	98.1%	97.1%	- 1.0%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.2	1.3	- 59.4%	--	--	--

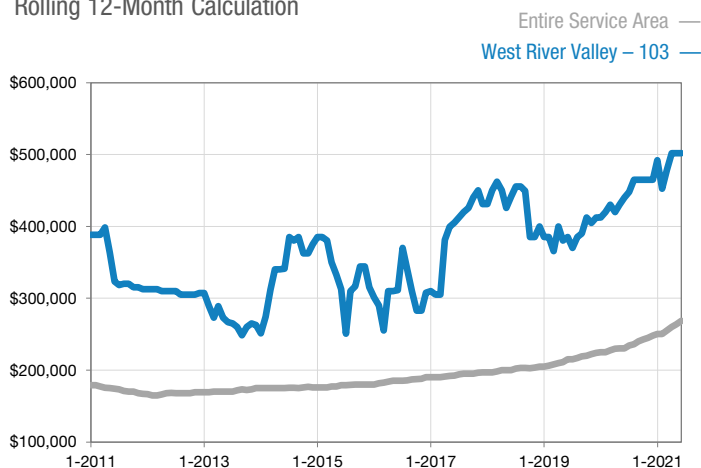
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
New Listings	0	1	--	0	5	--
Pending Sales	0	1	--	0	5	--
Closed Sales	0	2	--	0	4	--
Days on Market Until Sale	--	2	--	--	2	--
Median Sales Price*	--	\$317,500	--	--	\$270,500	--
Average Sales Price*	--	\$317,500	--	--	\$276,500	--
Percent of List Price Received*	--	107.7%	--	--	105.1%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

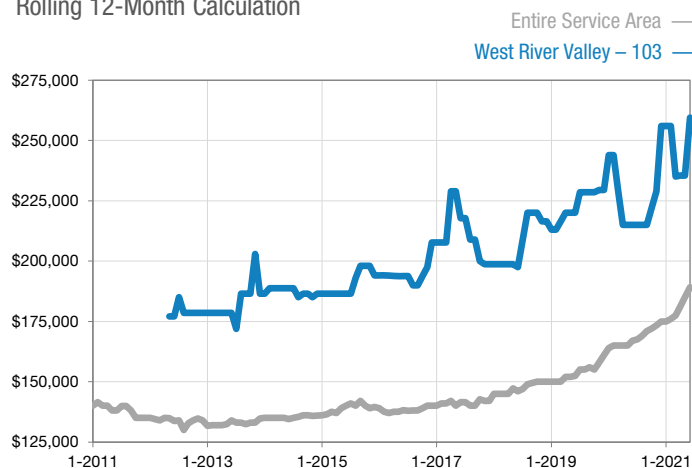
Median Sales Price - Single-Family Detached

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.