

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	11	--	20	25	+ 25.0%
Pending Sales	2	9	+ 350.0%	15	20	+ 33.3%
Closed Sales	2	3	+ 50.0%	14	15	+ 7.1%
Days on Market Until Sale	22	2	- 90.9%	23	24	+ 4.3%
Median Sales Price*	\$611,000	\$1,150,000	+ 88.2%	\$452,450	\$695,000	+ 53.6%
Average Sales Price*	\$611,000	\$953,333	+ 56.0%	\$458,343	\$755,733	+ 64.9%
Percent of List Price Received*	96.6%	100.4%	+ 3.9%	97.9%	97.8%	- 0.1%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--

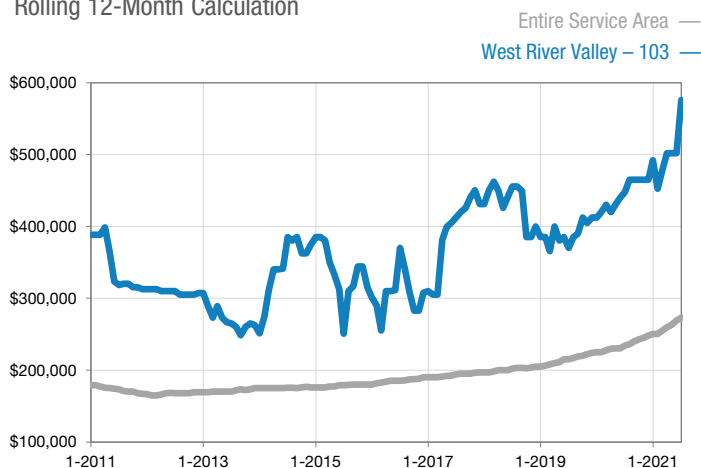
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	0	0.0%	0	5	--
Pending Sales	0	0	0.0%	0	5	--
Closed Sales	0	1	--	0	5	--
Days on Market Until Sale	--	3	--	--	2	--
Median Sales Price*	--	\$290,000	--	--	\$290,000	--
Average Sales Price*	--	\$290,000	--	--	\$279,200	--
Percent of List Price Received*	--	105.5%	--	--	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.

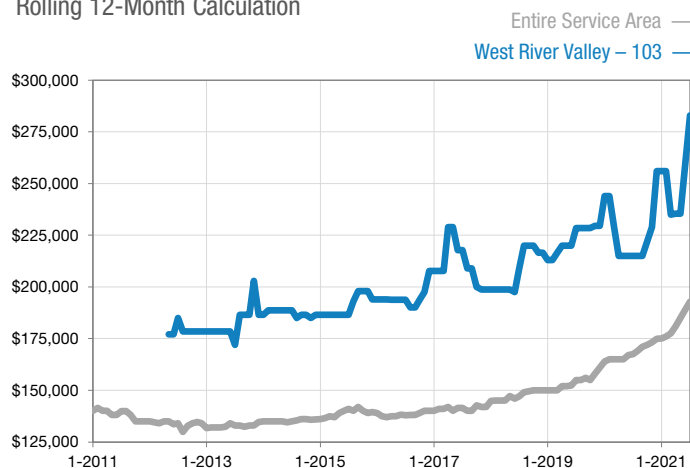
Median Sales Price - Single-Family Detached

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.