

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	6	4	- 33.3%	27	21	- 22.2%
Pending Sales	2	2	0.0%	13	14	+ 7.7%
Closed Sales	1	4	+ 300.0%	12	15	+ 25.0%
Days on Market Until Sale	74	126	+ 70.3%	91	72	- 20.9%
Median Sales Price*	\$675,000	\$397,298	- 41.1%	\$457,500	\$504,695	+ 10.3%
Average Sales Price*	\$675,000	\$405,257	- 40.0%	\$539,500	\$664,535	+ 23.2%
Percent of List Price Received*	96.4%	107.0%	+ 11.0%	96.8%	100.1%	+ 3.4%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	7.9	1.4	- 82.3%	--	--	--

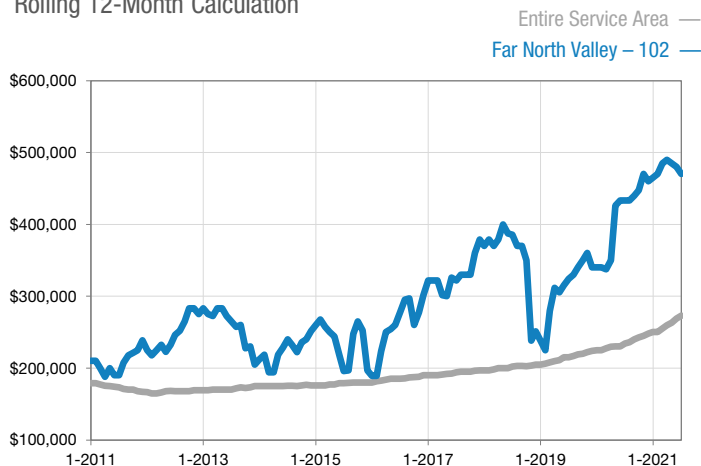
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	2	--
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	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.

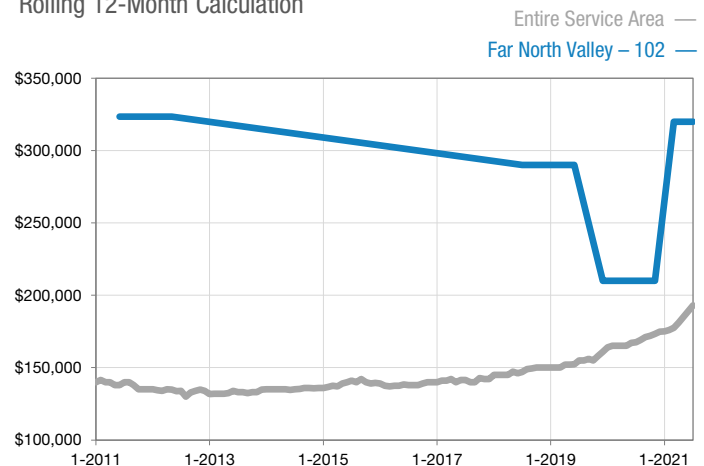
Median Sales Price - Single-Family Detached

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.