

Local Market Update for August 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	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	4	7	+ 75.0%	24	32	+ 33.3%
Pending Sales	1	4	+ 300.0%	16	24	+ 50.0%
Closed Sales	1	7	+ 600.0%	15	22	+ 46.7%
Days on Market Until Sale	118	13	- 89.0%	29	20	- 31.0%
Median Sales Price*	\$1,050,000	\$455,000	- 56.7%	\$465,000	\$469,250	+ 0.9%
Average Sales Price*	\$1,050,000	\$479,786	- 54.3%	\$497,787	\$667,932	+ 34.2%
Percent of List Price Received*	96.8%	100.1%	+ 3.4%	97.8%	98.5%	+ 0.7%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--

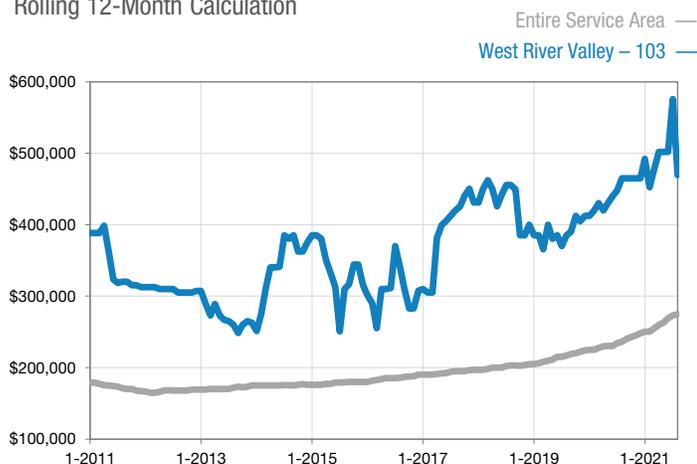
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	1	5	+ 400.0%
Pending Sales	0	0	0.0%	0	5	--
Closed Sales	0	0	0.0%	0	5	--
Days on Market Until Sale	--	--	--	--	2	--
Median Sales Price*	--	--	--	--	\$290,000	--
Average Sales Price*	--	--	--	--	\$279,200	--
Percent of List Price Received*	--	--	--	--	105.1%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.

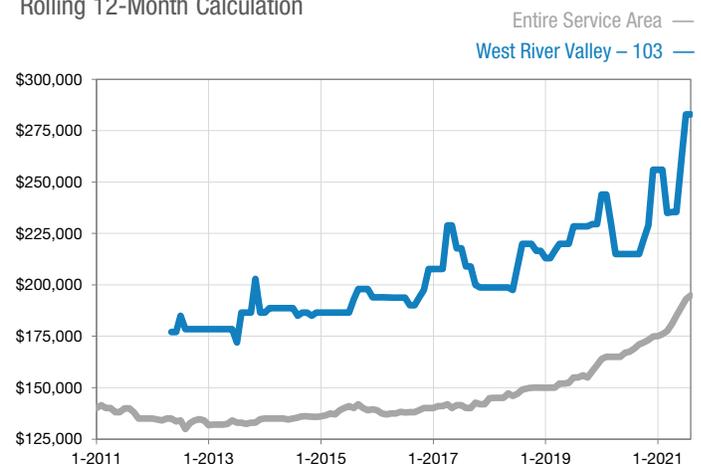
Median Sales Price - Single-Family Detached

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.