

Local Market Update for August 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	7	6	- 14.3%	34	27	- 20.6%
Pending Sales	5	4	- 20.0%	18	18	0.0%
Closed Sales	3	2	- 33.3%	15	17	+ 13.3%
Days on Market Until Sale	92	4	- 95.7%	91	64	- 29.7%
Median Sales Price*	\$235,000	\$662,500	+ 181.9%	\$445,000	\$540,098	+ 21.4%
Average Sales Price*	\$293,971	\$662,500	+ 125.4%	\$490,394	\$664,296	+ 35.5%
Percent of List Price Received*	107.6%	104.2%	- 3.2%	99.0%	100.6%	+ 1.6%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	7.1	1.7	- 76.1%	--	--	--

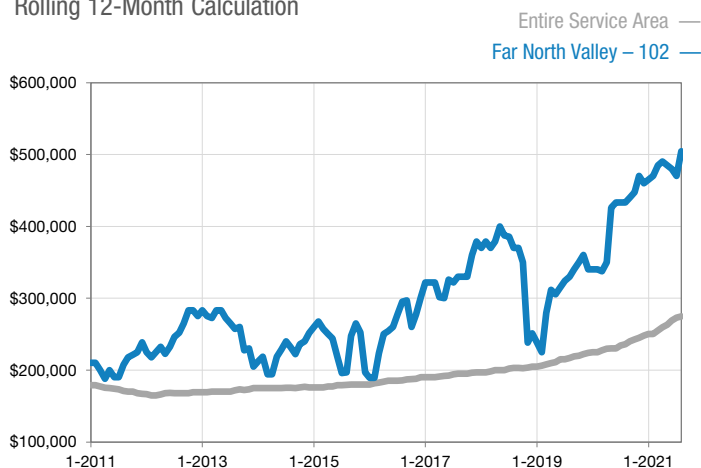
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	1	--
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.

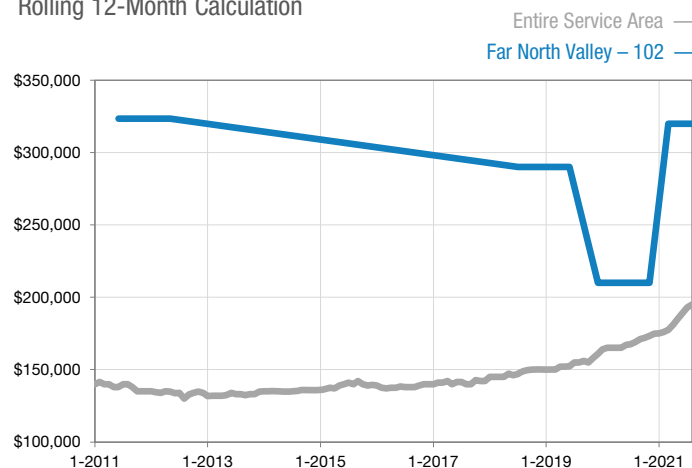
Median Sales Price - Single-Family Detached

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.