

Local Market Update for August 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	22	34	+ 54.5%	187	225	+ 20.3%
Pending Sales	15	24	+ 60.0%	144	175	+ 21.5%
Closed Sales	27	27	0.0%	135	159	+ 17.8%
Days on Market Until Sale	48	10	- 79.2%	45	18	- 60.0%
Median Sales Price*	\$325,000	\$380,000	+ 16.9%	\$320,000	\$365,000	+ 14.1%
Average Sales Price*	\$484,167	\$484,120	- 0.0%	\$418,702	\$452,376	+ 8.0%
Percent of List Price Received*	98.5%	102.3%	+ 3.9%	97.8%	100.5%	+ 2.8%
Inventory of Homes for Sale	39	32	- 17.9%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

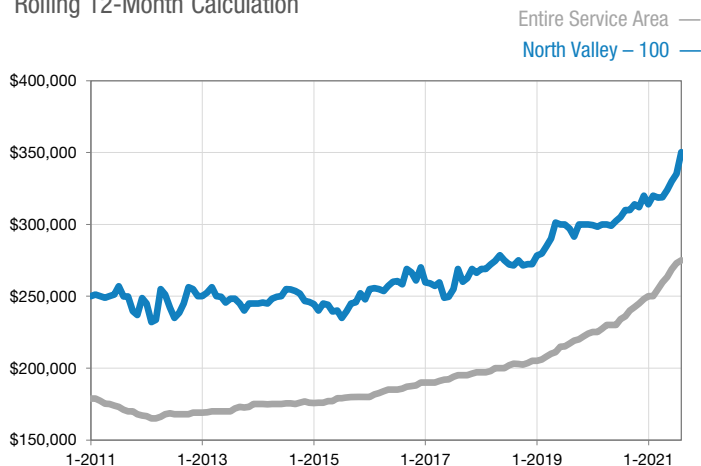
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	3	1	- 66.7%	37	34	- 8.1%
Pending Sales	4	3	- 25.0%	35	32	- 8.6%
Closed Sales	4	4	0.0%	36	30	- 16.7%
Days on Market Until Sale	5	1	- 80.0%	8	4	- 50.0%
Median Sales Price*	\$206,500	\$193,250	- 6.4%	\$156,000	\$179,000	+ 14.7%
Average Sales Price*	\$224,563	\$185,375	- 17.5%	\$170,282	\$190,546	+ 11.9%
Percent of List Price Received*	101.9%	101.4%	- 0.5%	99.3%	103.3%	+ 4.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--

* 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.

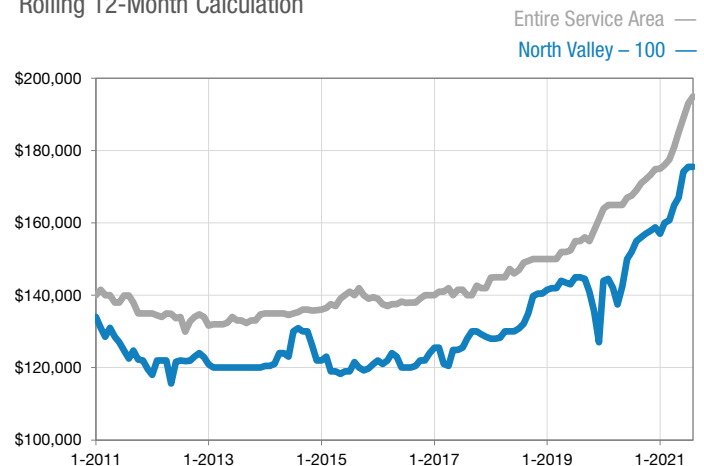
Median Sales Price - Single-Family Detached

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.