

Local Market Update for September 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	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	28	34	+ 21.4%
Pending Sales	4	3	- 25.0%	20	27	+ 35.0%
Closed Sales	2	5	+ 150.0%	17	27	+ 58.8%
Days on Market Until Sale	13	7	- 46.2%	27	18	- 33.3%
Median Sales Price*	\$780,800	\$365,000	- 53.3%	\$465,000	\$455,000	- 2.2%
Average Sales Price*	\$780,800	\$743,420	- 4.8%	\$531,082	\$681,911	+ 28.4%
Percent of List Price Received*	101.7%	98.7%	- 2.9%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.9	1.6	- 44.8%	--	--	--

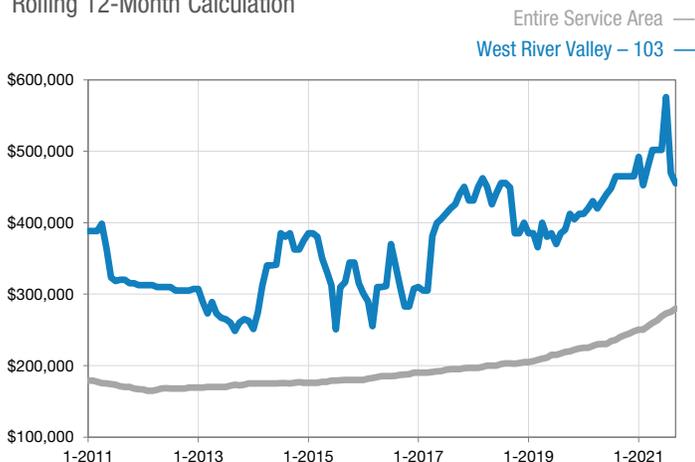
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	0	2	--	1	7	+ 600.0%
Pending Sales	1	1	0.0%	1	6	+ 500.0%
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	0	1	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

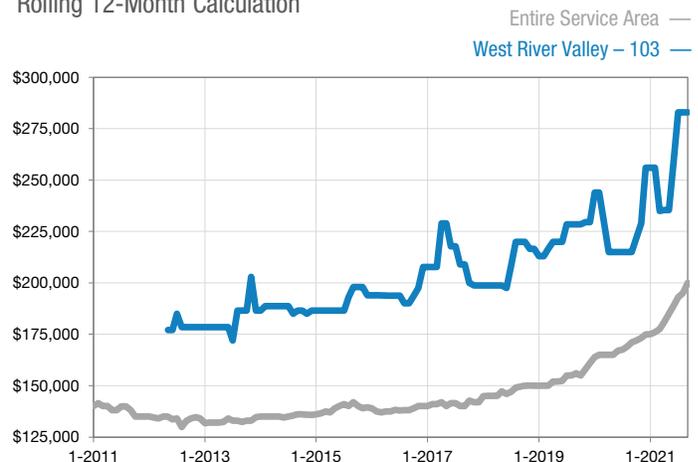
Median Sales Price - Single-Family Detached

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.