

# Local Market Update for September 2021

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	30	23	- 23.3%	295	250	- 15.3%
Pending Sales	21	24	+ 14.3%	221	207	- 6.3%
Closed Sales	22	23	+ 4.5%	223	200	- 10.3%
Days on Market Until Sale	25	12	- 52.0%	36	19	- 47.2%
Median Sales Price*	\$239,500	<b>\$235,000</b>	- 1.9%	\$240,000	<b>\$270,000</b>	+ 12.5%
Average Sales Price*	\$284,543	<b>\$352,939</b>	+ 24.0%	\$306,949	<b>\$327,663</b>	+ 6.7%
Percent of List Price Received*	100.9%	<b>101.0%</b>	+ 0.1%	98.6%	<b>100.5%</b>	+ 1.9%
Inventory of Homes for Sale	42	25	- 40.5%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

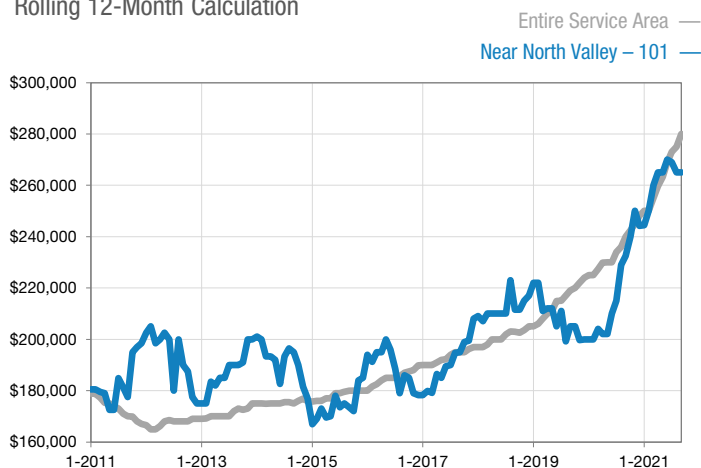
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	4	5	+ 25.0%	65	63	- 3.1%
Pending Sales	2	2	0.0%	57	51	- 10.5%
Closed Sales	5	9	+ 80.0%	54	46	- 14.8%
Days on Market Until Sale	23	10	- 56.5%	27	10	- 63.0%
Median Sales Price*	\$217,000	<b>\$225,000</b>	+ 3.7%	\$173,000	<b>\$219,613</b>	+ 26.9%
Average Sales Price*	\$234,700	<b>\$220,576</b>	- 6.0%	\$194,839	<b>\$222,303</b>	+ 14.1%
Percent of List Price Received*	99.1%	<b>102.7%</b>	+ 3.6%	98.4%	<b>101.1%</b>	+ 2.7%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--

\* 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.

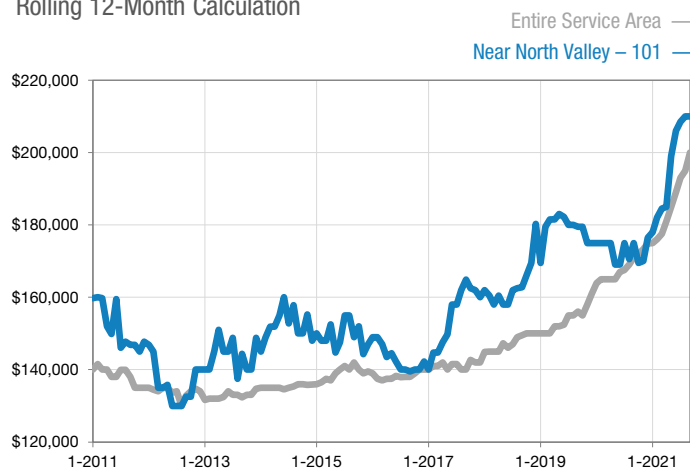
### Median Sales Price - Single-Family Detached

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.