

Local Market Update for September 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	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	22	22	0.0%	209	248	+ 18.7%
Pending Sales	14	20	+ 42.9%	158	194	+ 22.8%
Closed Sales	12	23	+ 91.7%	147	182	+ 23.8%
Days on Market Until Sale	16	18	+ 12.5%	43	18	- 58.1%
Median Sales Price*	\$281,000	\$366,000	+ 30.2%	\$319,000	\$365,000	+ 14.4%
Average Sales Price*	\$358,458	\$483,565	+ 34.9%	\$413,784	\$456,317	+ 10.3%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	97.8%	100.3%	+ 2.6%
Inventory of Homes for Sale	41	32	- 22.0%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--

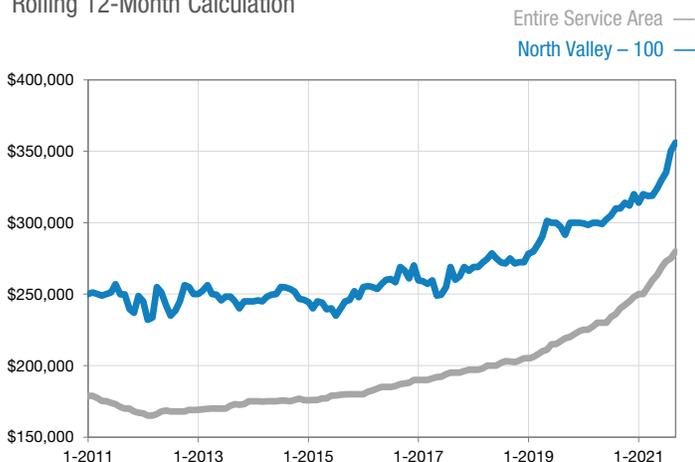
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	9	3	- 66.7%	46	37	- 19.6%
Pending Sales	6	5	- 16.7%	41	36	- 12.2%
Closed Sales	3	5	+ 66.7%	39	35	- 10.3%
Days on Market Until Sale	2	10	+ 400.0%	7	5	- 28.6%
Median Sales Price*	\$169,900	\$215,000	+ 26.5%	\$157,000	\$185,000	+ 17.8%
Average Sales Price*	\$219,212	\$209,900	- 4.2%	\$174,046	\$193,311	+ 11.1%
Percent of List Price Received*	101.4%	101.1%	- 0.3%	99.4%	103.0%	+ 3.6%
Inventory of Homes for Sale	4	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.

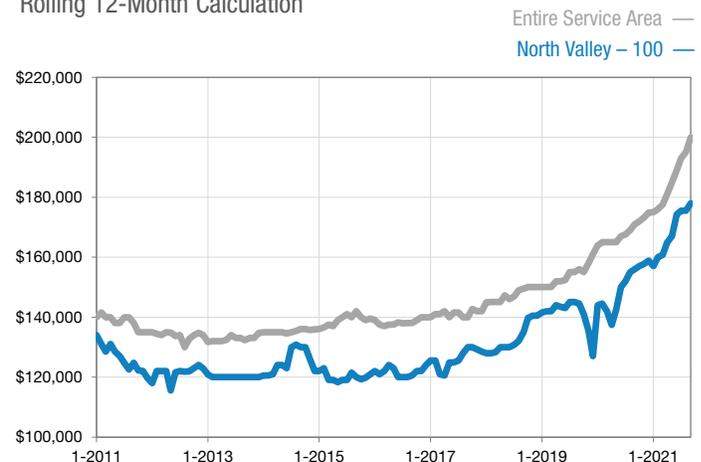
Median Sales Price - Single-Family Detached

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.