

# Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	34	27	- 20.6%	243	275	+ 13.2%
Pending Sales	27	15	- 44.4%	185	204	+ 10.3%
Closed Sales	20	13	- 35.0%	167	195	+ 16.8%
Days on Market Until Sale	18	22	+ 22.2%	40	18	- 55.0%
Median Sales Price*	\$353,500	<b>\$395,000</b>	+ 11.7%	\$320,000	<b>\$366,000</b>	+ 14.4%
Average Sales Price*	\$564,550	<b>\$556,231</b>	- 1.5%	\$431,840	<b>\$462,978</b>	+ 7.2%
Percent of List Price Received*	99.2%	<b>98.9%</b>	- 0.3%	98.0%	<b>100.2%</b>	+ 2.2%
Inventory of Homes for Sale	46	39	- 15.2%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--

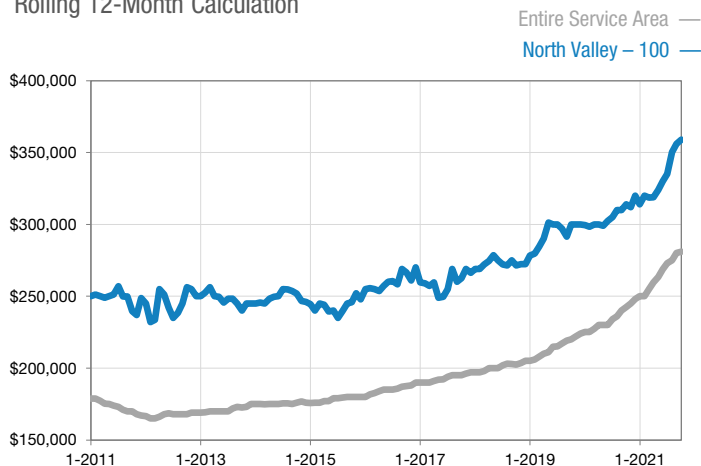
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	5	3	- 40.0%	51	40	- 21.6%
Pending Sales	4	3	- 25.0%	45	39	- 13.3%
Closed Sales	4	3	- 25.0%	43	38	- 11.6%
Days on Market Until Sale	2	11	+ 450.0%	7	5	- 28.6%
Median Sales Price*	\$154,950	<b>\$345,000</b>	+ 122.7%	\$157,000	<b>\$186,000</b>	+ 18.5%
Average Sales Price*	\$192,225	<b>\$306,667</b>	+ 59.5%	\$175,737	<b>\$202,260</b>	+ 15.1%
Percent of List Price Received*	101.3%	<b>101.3%</b>	0.0%	99.6%	<b>102.9%</b>	+ 3.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
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.

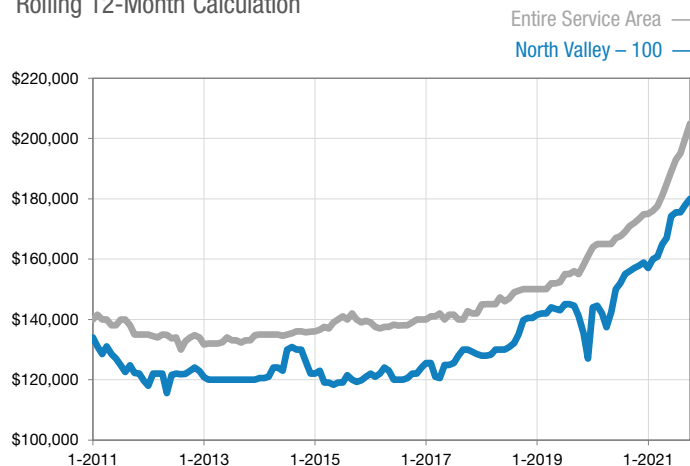
### Median Sales Price - Single-Family Detached

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.