

Local Market Update for October 2021

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



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| New Listings | 10 | 1 | - 90.0% | 50 | 29 | - 42.0% |
| Pending Sales | 8 | 1 | - 87.5% | 33 | 21 | - 36.4% |
| Closed Sales | 4 | 1 | - 75.0% | 25 | 23 | - 8.0% |
| Days on Market Until Sale | 19 | 14 | - 26.3% | 71 | 57 | - 19.7% |
| Median Sales Price* | \$706,000 | \$320,000 | - 54.7% | \$470,000 | \$475,000 | + 1.1% |
| Average Sales Price* | \$783,625 | \$320,000 | - 59.2% | \$555,817 | \$591,610 | + 6.4% |
| Percent of List Price Received* | 102.1% | 100.0% | - 2.1% | 99.4% | 100.2% | + 0.8% |
| Inventory of Homes for Sale | 11 | 4 | - 63.6% | -- | -- | -- |
| Months Supply of Inventory | 3.4 | 1.6 | - 52.9% | -- | -- | -- |

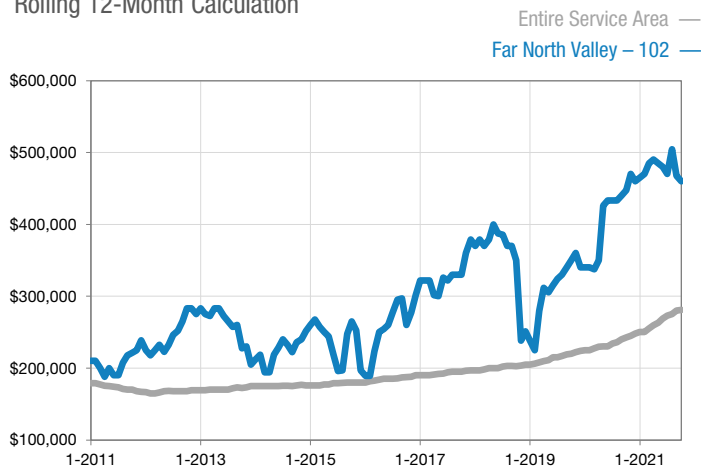
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 1 | 2 | + 100.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 1 | -- |
| Closed Sales | 0 | 0 | 0.0% | 0 | 1 | -- |
| Days on Market Until Sale | -- | -- | -- | -- | 30 | -- |
| Median Sales Price* | -- | -- | -- | -- | \$320,000 | -- |
| Average Sales Price* | -- | -- | -- | -- | \$320,000 | -- |
| Percent of List Price Received* | -- | -- | -- | -- | 97.3% | -- |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.

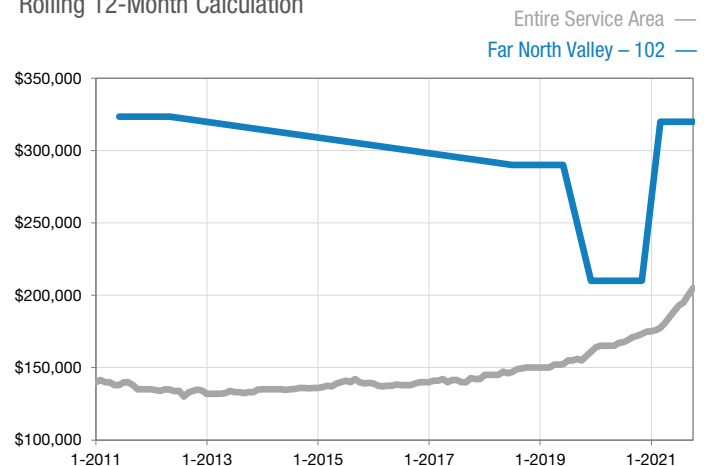
Median Sales Price - Single-Family Detached

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.