

Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	4	3	- 25.0%	32	37	+ 15.6%
Pending Sales	3	2	- 33.3%	23	29	+ 26.1%
Closed Sales	3	3	0.0%	20	30	+ 50.0%
Days on Market Until Sale	29	10	- 65.5%	27	17	- 37.0%
Median Sales Price*	\$390,000	\$525,000	+ 34.6%	\$452,450	\$469,250	+ 3.7%
Average Sales Price*	\$475,000	\$567,500	+ 19.5%	\$522,670	\$670,470	+ 28.3%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	3.4	1.9	- 44.1%	--	--	--

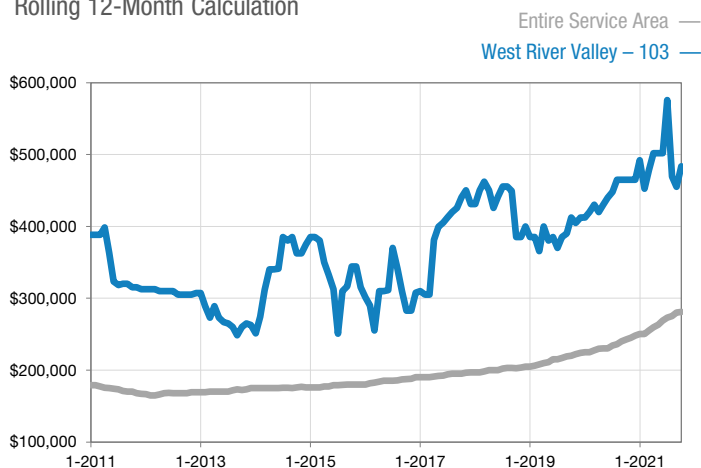
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	1	0	- 100.0%	2	7	+ 250.0%
Pending Sales	1	0	- 100.0%	2	6	+ 200.0%
Closed Sales	1	0	- 100.0%	1	5	+ 400.0%
Days on Market Until Sale	0	--	--	0	2	--
Median Sales Price*	\$229,000	--	--	\$229,000	\$290,000	+ 26.6%
Average Sales Price*	\$229,000	--	--	\$229,000	\$279,200	+ 21.9%
Percent of List Price Received*	100.0%	--	--	100.0%	105.1%	+ 5.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

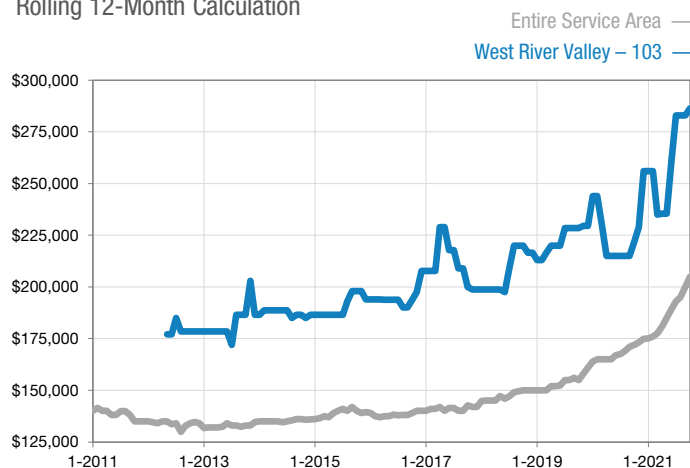
Median Sales Price - Single-Family Detached

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.