

Local Market Update for December 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	11	7	- 36.4%	270	305	+ 13.0%
Pending Sales	13	19	+ 46.2%	216	239	+ 10.6%
Closed Sales	19	14	- 26.3%	212	227	+ 7.1%
Days on Market Until Sale	50	24	- 52.0%	38	20	- 47.4%
Median Sales Price*	\$350,500	\$400,000	+ 14.1%	\$320,000	\$375,000	+ 17.2%
Average Sales Price*	\$495,289	\$508,069	+ 2.6%	\$424,692	\$480,684	+ 13.2%
Percent of List Price Received*	96.1%	98.4%	+ 2.4%	97.8%	100.0%	+ 2.2%
Inventory of Homes for Sale	28	21	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

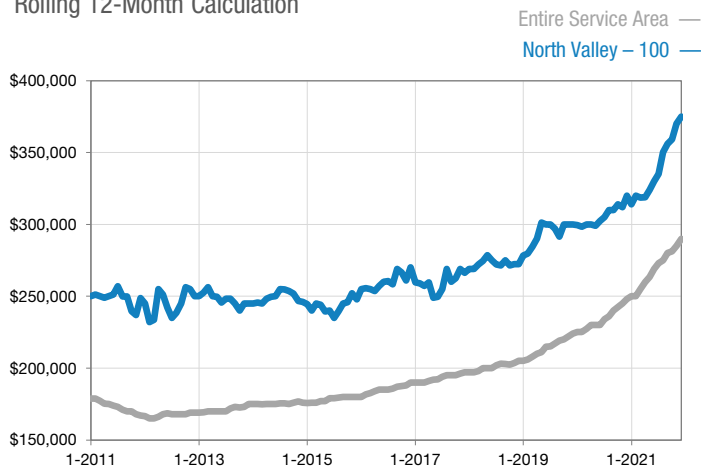
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	2	2	0.0%	56	45	- 19.6%
Pending Sales	2	3	+ 50.0%	51	44	- 13.7%
Closed Sales	3	5	+ 66.7%	52	45	- 13.5%
Days on Market Until Sale	3	2	- 33.3%	7	5	- 28.6%
Median Sales Price*	\$174,200	\$190,000	+ 9.1%	\$158,800	\$187,000	+ 17.8%
Average Sales Price*	\$198,067	\$261,000	+ 31.8%	\$177,096	\$207,759	+ 17.3%
Percent of List Price Received*	97.2%	104.6%	+ 7.6%	99.3%	103.0%	+ 3.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.2	--	--	--	--	--

* 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.

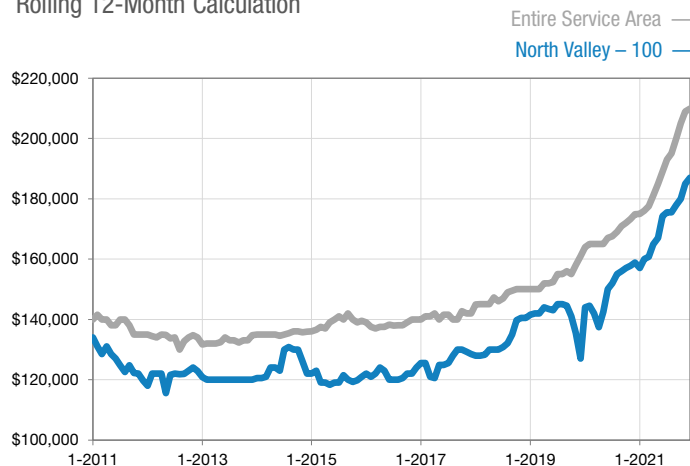
Median Sales Price - Single-Family Detached

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.