

# Local Market Update for December 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	1	0	- 100.0%	33	40	+ 21.2%
Pending Sales	0	4	--	28	36	+ 28.6%
Closed Sales	3	3	0.0%	27	34	+ 25.9%
Days on Market Until Sale	78	43	- 44.9%	35	19	- 45.7%
Median Sales Price*	\$935,000	\$650,000	- 30.5%	\$465,000	\$489,250	+ 5.2%
Average Sales Price*	\$873,333	\$624,667	- 28.5%	\$557,937	\$664,062	+ 19.0%
Percent of List Price Received*	97.3%	100.0%	+ 2.8%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

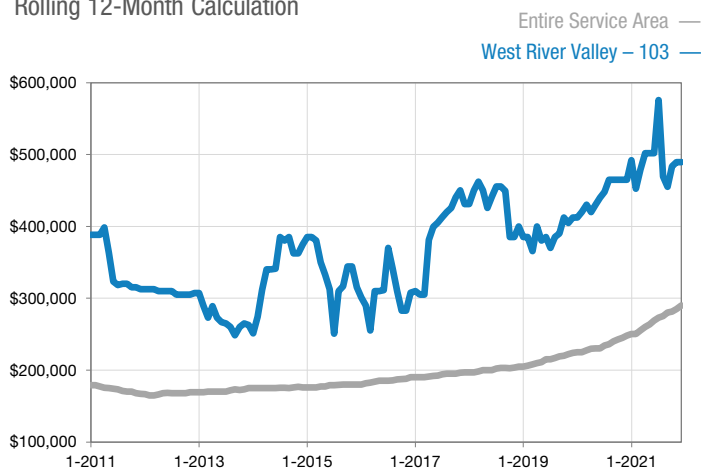
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	0	0	0.0%	2	7	+ 250.0%
Pending Sales	0	0	0.0%	2	6	+ 200.0%
Closed Sales	1	0	- 100.0%	2	6	+ 200.0%
Days on Market Until Sale	3	--	--	2	2	0.0%
Median Sales Price*	\$283,000	--	--	\$256,000	\$297,500	+ 16.2%
Average Sales Price*	\$283,000	--	--	\$256,000	\$283,500	+ 10.7%
Percent of List Price Received*	101.4%	--	--	100.7%	104.3%	+ 3.6%
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.

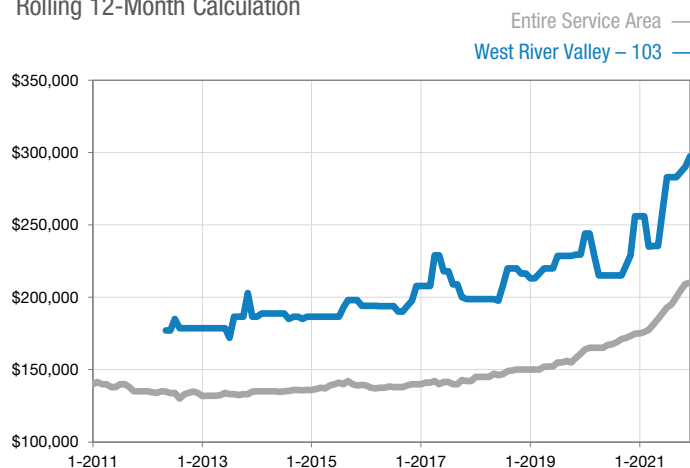
### Median Sales Price - Single-Family Detached

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.