

# Local Market Update for December 2021

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	21	9	- 57.1%	361	309	- 14.4%
Pending Sales	25	21	- 16.0%	288	277	- 3.8%
Closed Sales	24	23	- 4.2%	292	275	- 5.8%
Days on Market Until Sale	13	20	+ 53.8%	33	20	- 39.4%
Median Sales Price*	\$232,500	<b>\$345,000</b>	+ 48.4%	\$244,250	<b>\$285,000</b>	+ 16.7%
Average Sales Price*	\$286,854	<b>\$371,207</b>	+ 29.4%	\$308,321	<b>\$334,281</b>	+ 8.4%
Percent of List Price Received*	100.0%	<b>100.3%</b>	+ 0.3%	98.7%	<b>100.4%</b>	+ 1.7%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

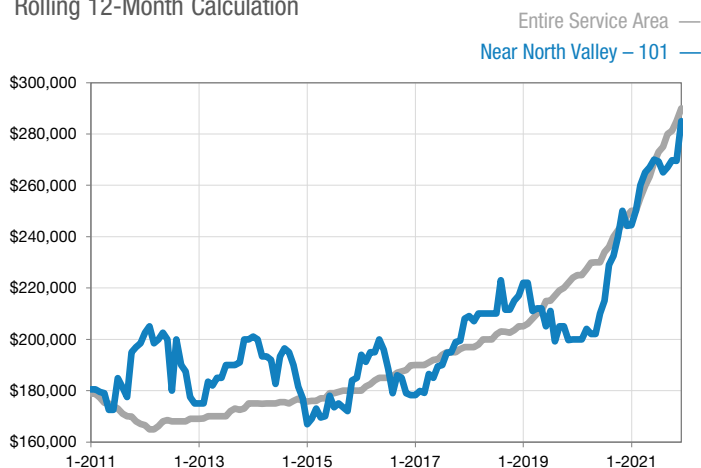
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	3	3	0.0%	77	77	0.0%
Pending Sales	3	4	+ 33.3%	67	66	- 1.5%
Closed Sales	6	3	- 50.0%	66	61	- 7.6%
Days on Market Until Sale	28	48	+ 71.4%	24	14	- 41.7%
Median Sales Price*	\$200,500	<b>\$195,850</b>	- 2.3%	\$176,500	<b>\$221,000</b>	+ 25.2%
Average Sales Price*	\$206,333	<b>\$225,283</b>	+ 9.2%	\$193,033	<b>\$240,562</b>	+ 24.6%
Percent of List Price Received*	98.0%	<b>102.1%</b>	+ 4.2%	98.7%	<b>101.1%</b>	+ 2.4%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

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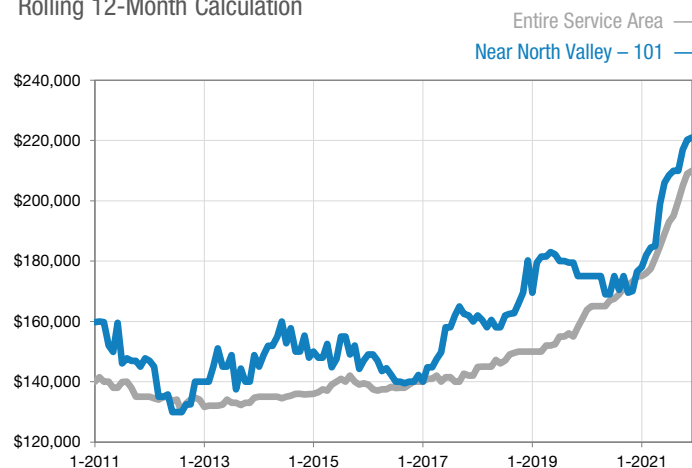
### Median Sales Price - Single-Family Detached

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.