

Local Market Update for November 2020

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	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	43	32	- 25.6%
Pending Sales	2	5	+ 150.0%	31	28	- 9.7%
Closed Sales	2	4	+ 100.0%	29	24	- 17.2%
Days on Market Until Sale	100	38	- 62.0%	46	29	- 37.0%
Median Sales Price*	\$417,500	\$448,444	+ 7.4%	\$404,750	\$452,450	+ 11.8%
Average Sales Price*	\$417,500	\$497,722	+ 19.2%	\$470,660	\$518,512	+ 10.2%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	98.0%	98.4%	+ 0.4%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	3.8	1.1	- 71.1%	--	--	--

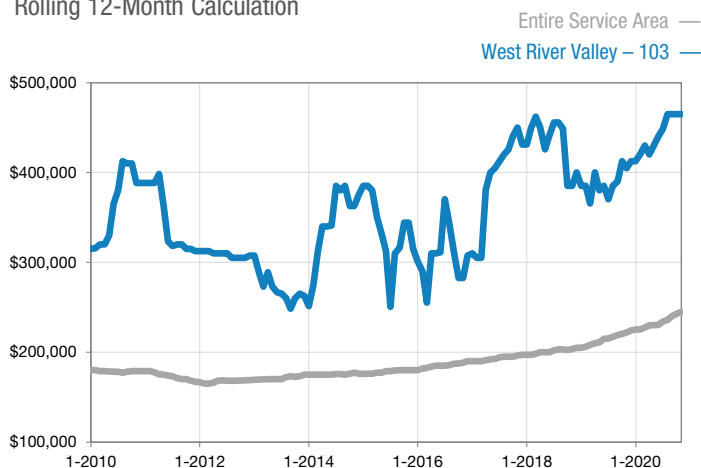
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	117	--	--	72	0	- 100.0%
Median Sales Price*	\$215,000	--	--	\$229,495	\$229,000	- 0.2%
Average Sales Price*	\$215,000	--	--	\$229,137	\$229,000	- 0.1%
Percent of List Price Received*	95.6%	--	--	97.2%	100.0%	+ 2.9%
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.

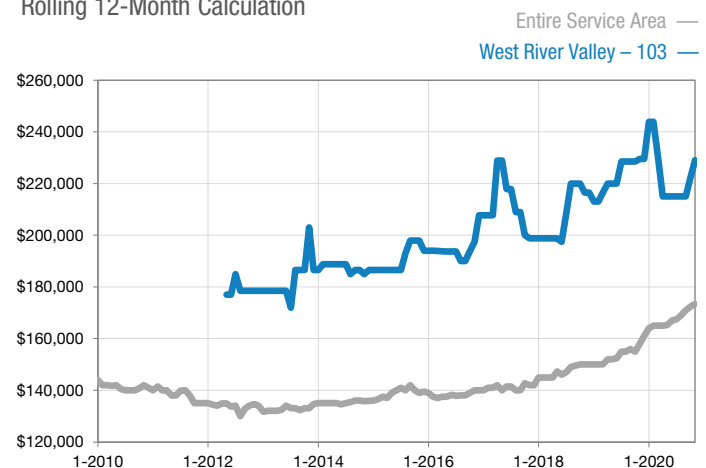
Median Sales Price - Single-Family Detached

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.