

Local Market Update for December 2020

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



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	64	54	- 15.6%
Pending Sales	1	1	0.0%	36	39	+ 8.3%
Closed Sales	1	7	+ 600.0%	33	37	+ 12.1%
Days on Market Until Sale	0	48	--	59	69	+ 16.9%
Median Sales Price*	\$265,000	\$355,000	+ 34.0%	\$340,000	\$460,000	+ 35.3%
Average Sales Price*	\$265,000	\$531,714	+ 100.6%	\$405,658	\$560,200	+ 38.1%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	97.1%	98.5%	+ 1.4%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	5.2	1.7	- 67.3%	--	--	--

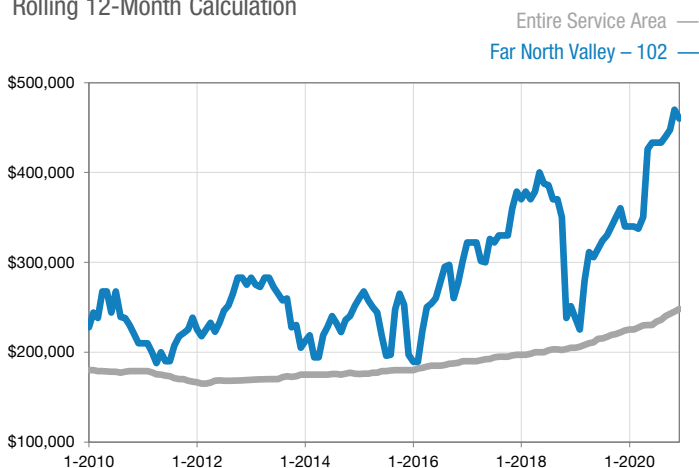
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	431	--	--	431	--	--
Median Sales Price*	\$210,000	--	--	\$210,000	--	--
Average Sales Price*	\$210,000	--	--	\$210,000	--	--
Percent of List Price Received*	84.0%	--	--	84.0%	--	--
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.

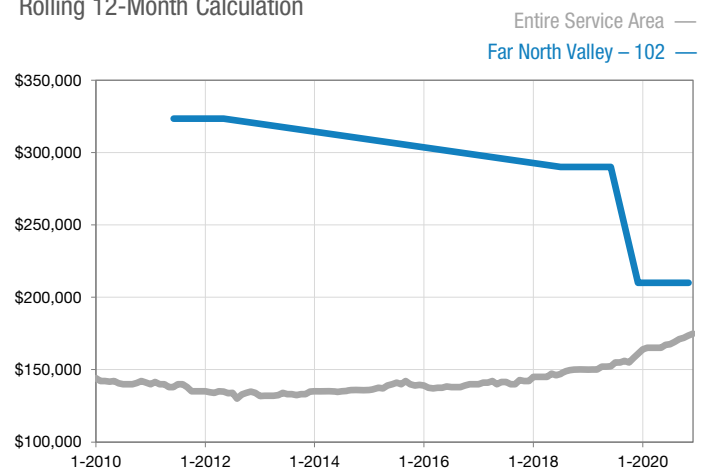
Median Sales Price - Single-Family Detached

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.