

Local Market Update for December 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	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	1	--	43	33	- 23.3%
Pending Sales	1	0	- 100.0%	32	28	- 12.5%
Closed Sales	3	3	0.0%	32	27	- 15.6%
Days on Market Until Sale	161	78	- 51.6%	57	35	- 38.6%
Median Sales Price*	\$480,000	\$935,000	+ 94.8%	\$412,375	\$465,000	+ 12.8%
Average Sales Price*	\$483,667	\$873,333	+ 80.6%	\$471,880	\$557,937	+ 18.2%
Percent of List Price Received*	97.3%	97.3%	0.0%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--

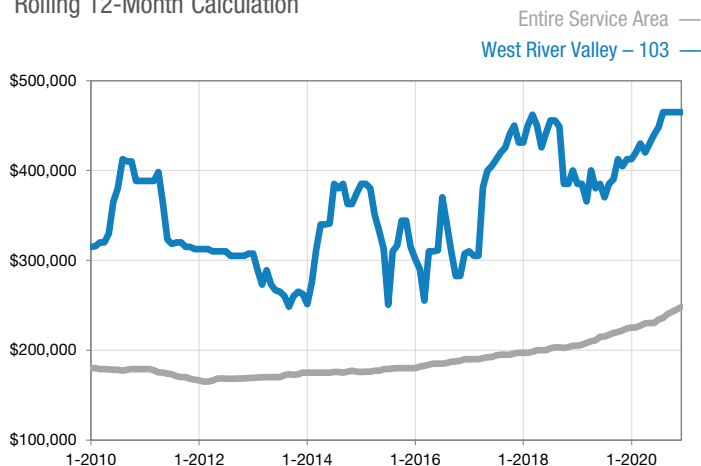
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	2	2	0.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	1	--	4	2	- 50.0%
Days on Market Until Sale	--	3	--	72	2	- 97.2%
Median Sales Price*	--	\$283,000	--	\$229,495	\$256,000	+ 11.5%
Average Sales Price*	--	\$283,000	--	\$229,137	\$256,000	+ 11.7%
Percent of List Price Received*	--	101.4%	--	97.2%	100.7%	+ 3.6%
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.

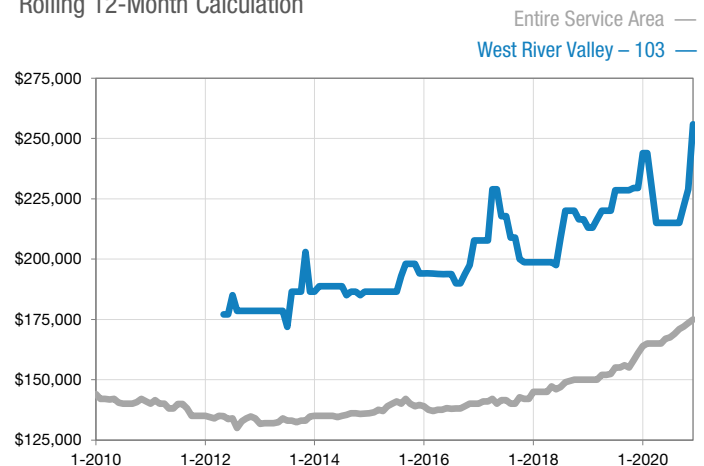
Median Sales Price - Single-Family Detached

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.