Local Market Update for May 2021

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

gaar

Northeast Edgewood – 270

North of I-40, East of Hwy 344, West of Lexco Rd

Single-Family Detached

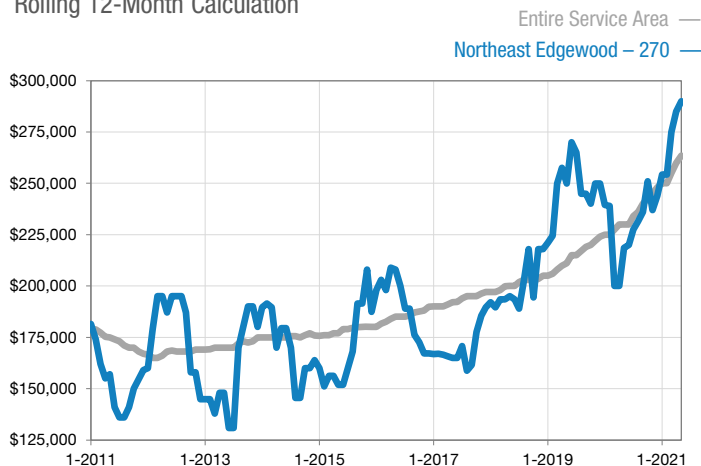| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	3	3	0.0%	12	15	+ 25.0%
Pending Sales	6	3	- 50.0%	16	13	- 18.8%
Closed Sales	2	4	+ 100.0%	13	14	+ 7.7%
Days on Market Until Sale	133	35	- 73.7%	74	23	- 68.9%
Median Sales Price*	$316,250	$557,500	+ 76.3%	$237,000	$329,600	+ 39.1%
Average Sales Price*	$316,250	$581,250	+ 83.8%	$266,038	$388,079	+ 45.9%
Percent of List Price Received*	100.5%	96.7%	- 3.8%	98.9%	98.2%	- 0.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* 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

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.
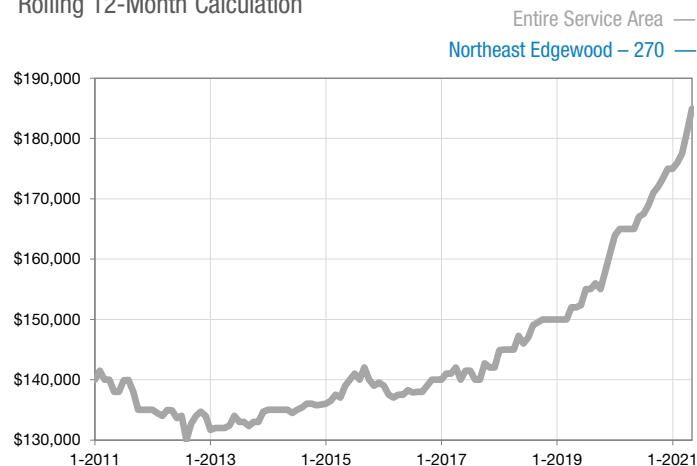
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Northeast Edgewood – 270 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Northeast Edgewood – 270 —

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.