

Local Market Update for May 2021

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	14	8	- 42.9%	49	29	- 40.8%
Pending Sales	12	9	- 25.0%	39	26	- 33.3%
Closed Sales	6	4	- 33.3%	21	24	+ 14.3%
Days on Market Until Sale	8	2	- 75.0%	64	36	- 43.8%
Median Sales Price*	\$323,028	\$447,500	+ 38.5%	\$280,000	\$387,500	+ 38.4%
Average Sales Price*	\$322,676	\$379,207	+ 17.5%	\$274,560	\$394,835	+ 43.8%
Percent of List Price Received*	99.0%	101.2%	+ 2.2%	98.5%	99.6%	+ 1.1%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	3.3	1.1	- 66.7%	--	--	--

* 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	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
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



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.