Local Market Update for May 2021

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

gaar

Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached

| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	8	7	- 12.5%	25	74	+ 196.0%
Pending Sales	7	10	+ 42.9%	21	69	+ 228.6%
Closed Sales	3	9	+ 200.0%	15	27	+ 80.0%
Days on Market Until Sale	79	18	- 77.2%	105	30	- 71.4%
Median Sales Price*	$130,000	$184,900	+ 42.2%	$178,000	$230,000	+ 29.2%
Average Sales Price*	$160,867	$270,812	+ 68.3%	$180,217	$271,772	+ 50.8%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	97.7%	98.8%	+ 1.1%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	7.0	0.7	- 90.0%	--	--	--

* 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 ⎯
Los Chavez – 740 ⎯
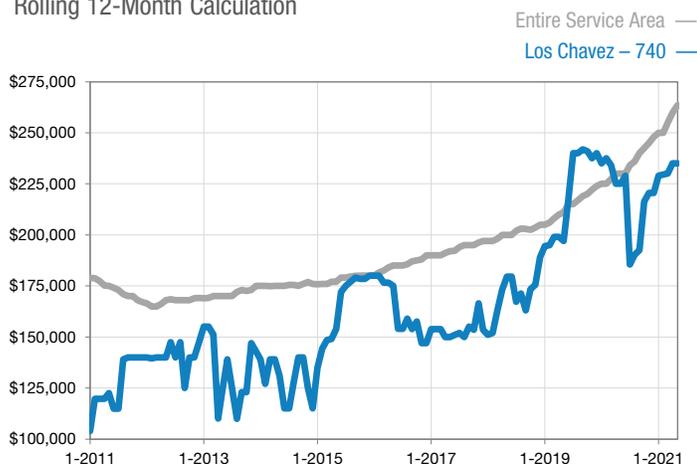
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area ⎯
Los Chavez – 740 ⎯
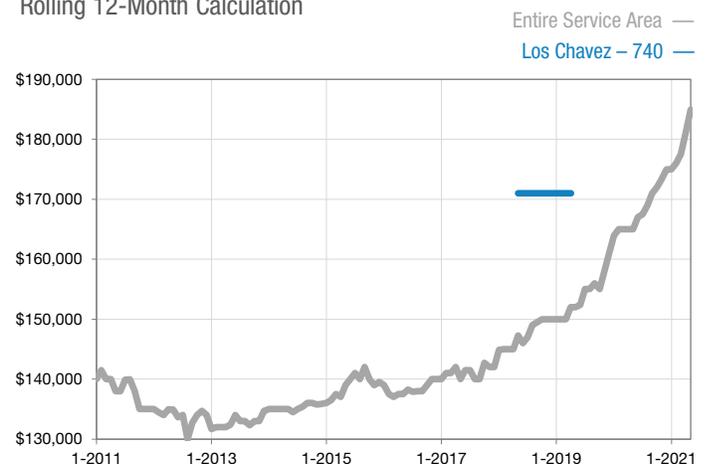
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of June 5, 2021. All data from the Southwest Multiple Listing Service. Report © 2021 ShowingTime.