

Local Market Update for May 2021

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	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	4	2	- 50.0%	16	10	- 37.5%
Pending Sales	2	2	0.0%	12	8	- 33.3%
Closed Sales	3	1	- 66.7%	11	9	- 18.2%
Days on Market Until Sale	15	15	0.0%	24	38	+ 58.3%
Median Sales Price*	\$590,000	\$695,000	+ 17.8%	\$385,000	\$695,000	+ 80.5%
Average Sales Price*	\$521,667	\$695,000	+ 33.2%	\$429,982	\$725,111	+ 68.6%
Percent of List Price Received*	98.2%	95.9%	- 2.3%	98.1%	95.3%	- 2.9%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

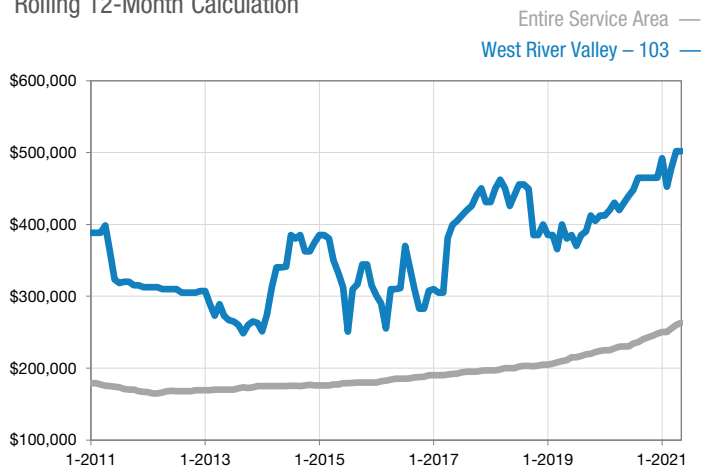
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	0	1	--	0	4	--
Pending Sales	0	2	--	0	4	--
Closed Sales	0	0	0.0%	0	2	--
Days on Market Until Sale	--	--	--	--	3	--
Median Sales Price*	--	--	--	--	\$235,500	--
Average Sales Price*	--	--	--	--	\$235,500	--
Percent of List Price Received*	--	--	--	--	102.4%	--
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



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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

