

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 | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 5-2020 | Thru 5-2021 | Percent Change |
| 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% | -- | -- | -- |

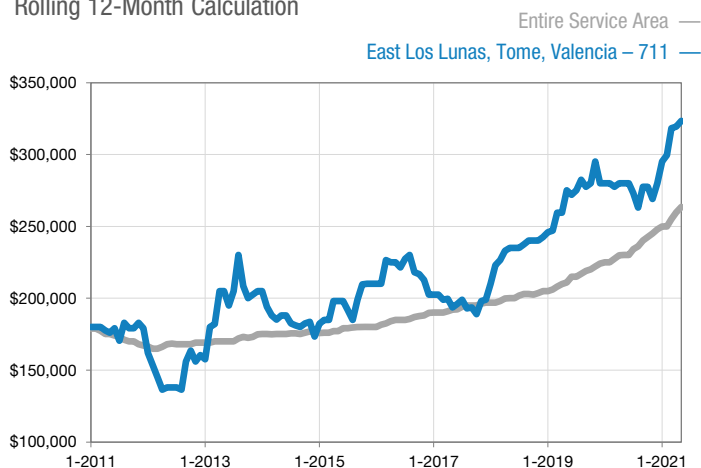
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 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



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

