

Local Market Update for May 2021

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	30	30	0.0%	122	129	+ 5.7%
Pending Sales	22	27	+ 22.7%	95	116	+ 22.1%
Closed Sales	16	20	+ 25.0%	81	94	+ 16.0%
Days on Market Until Sale	10	13	+ 30.0%	29	23	- 20.7%
Median Sales Price*	\$411,000	\$388,750	- 5.4%	\$385,000	\$449,700	+ 16.8%
Average Sales Price*	\$407,926	\$429,750	+ 5.3%	\$408,995	\$503,303	+ 23.1%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	41	14	- 65.9%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--

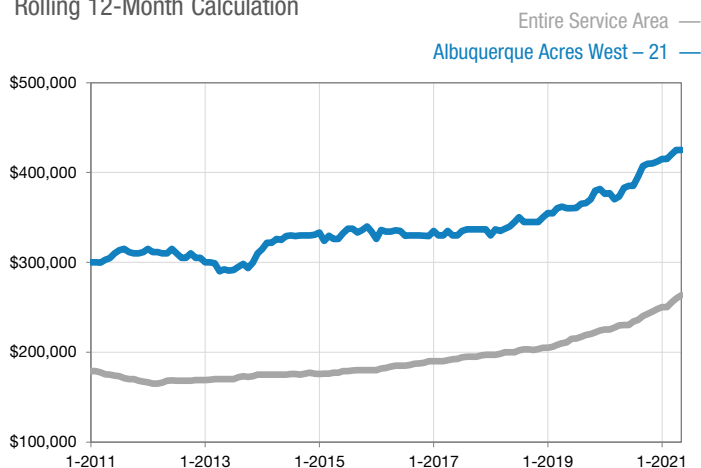
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	3	0	- 100.0%	3	6	+ 100.0%
Pending Sales	3	0	- 100.0%	3	5	+ 66.7%
Closed Sales	1	3	+ 200.0%	2	4	+ 100.0%
Days on Market Until Sale	0	4	--	7	5	- 28.6%
Median Sales Price*	\$215,000	\$374,000	+ 74.0%	\$210,000	\$361,500	+ 72.1%
Average Sales Price*	\$215,000	\$369,333	+ 71.8%	\$210,000	\$333,250	+ 58.7%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	100.0%	99.7%	- 0.3%
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.

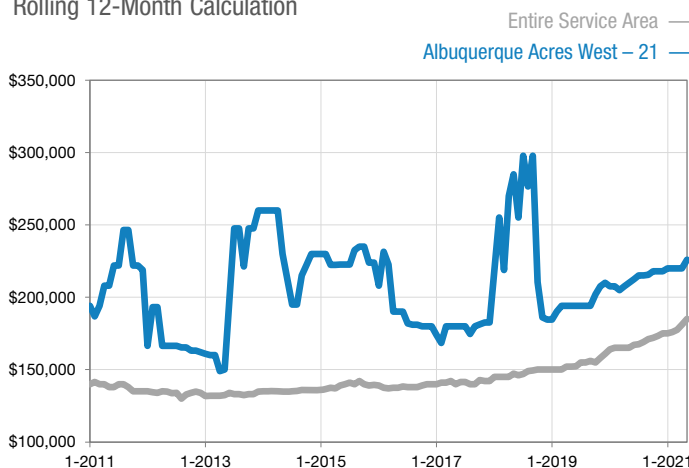
Median Sales Price - Single-Family Detached

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.