Local Market Update for May 2021

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

gaar

West Belen – 730

North of Socorro County Line, South of Square Deal Rd, West of I-25 to Alamo Navajo Reservation

Single-Family Detached

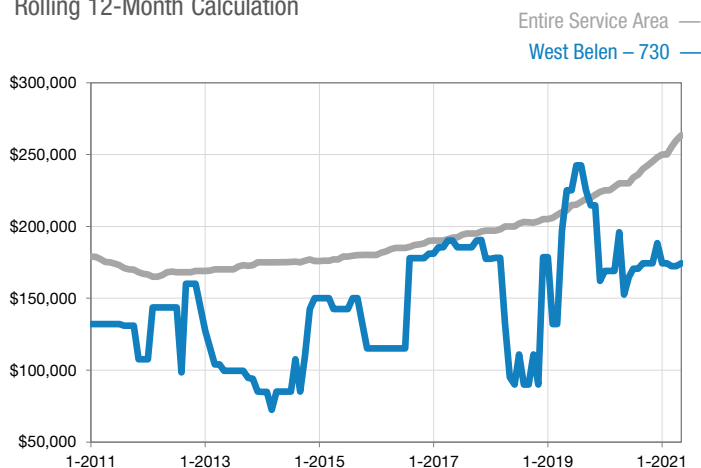| Key Metrics	May 2020	2021	Percent Change	Year to Date Thru 5-2020	Thru 5-2021	Percent Change
New Listings	1	1	0.0%	6	3	- 50.0%
Pending Sales	4	0	- 100.0%	8	3	- 62.5%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Days on Market Until Sale	22	--	--	127	76	- 40.2%
Median Sales Price*	$150,000	--	--	$193,500	$170,000	- 12.1%
Average Sales Price*	$150,000	--	--	$194,250	$143,333	- 26.2%
Percent of List Price Received*	100.7%	--	--	97.3%	88.6%	- 8.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

* 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 2020	2021	Percent Change	Year to Date 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.
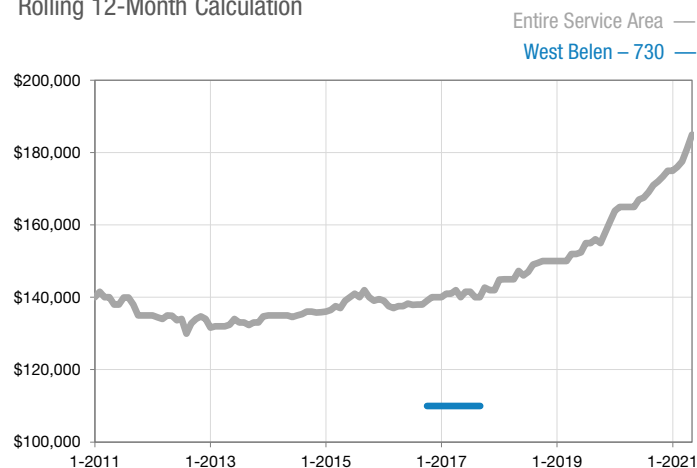
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
West Belen – 730 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
West Belen – 730 —

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.