Local Market Update for May 2021

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

gaar

Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached

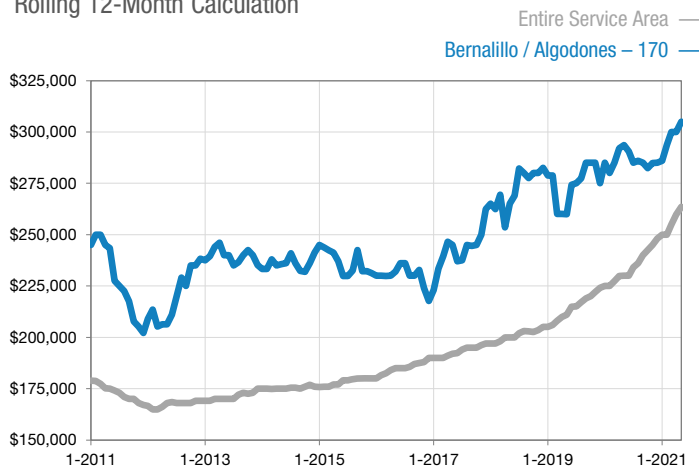| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	11	13	+ 18.2%	58	56	- 3.4%
Pending Sales	8	14	+ 75.0%	44	59	+ 34.1%
Closed Sales	9	9	0.0%	43	48	+ 11.6%
Days on Market Until Sale	37	10	- 73.0%	51	29	- 43.1%
Median Sales Price*	$285,000	$390,000	+ 36.8%	$285,000	$347,500	+ 21.9%
Average Sales Price*	$333,011	$343,835	+ 3.3%	$294,694	$364,067	+ 23.5%
Percent of List Price Received*	98.4%	100.2%	+ 1.8%	97.5%	100.5%	+ 3.1%
Inventory of Homes for Sale	34	8	- 76.5%	--	--	--
Months Supply of Inventory	3.6	0.8	- 77.8%	--	--	--

* 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	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	14	0	- 100.0%
Median Sales Price*	--	--	--	$78,500	$112,000	+ 42.7%
Average Sales Price*	--	--	--	$78,500	$112,000	+ 42.7%
Percent of List Price Received*	--	--	--	112.3%	100.0%	- 11.0%
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.
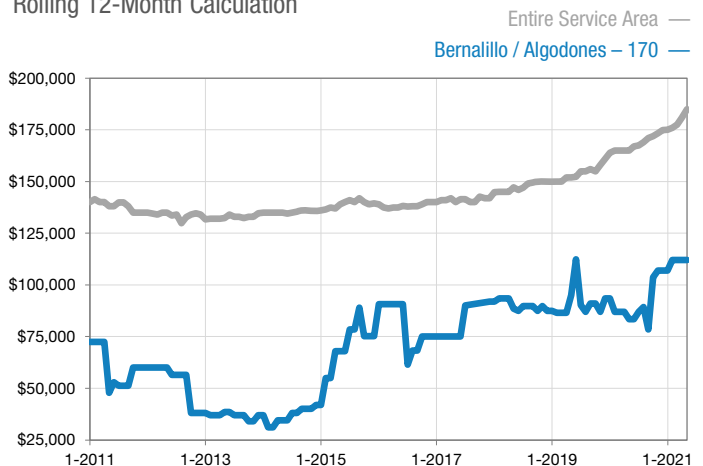
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Bernalillo / Algodones – 170 —

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

Entire Service Area —
Bernalillo / Algodones – 170 —

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.