Local Market Update for May 2021

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

gaar

South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

Single-Family Detached

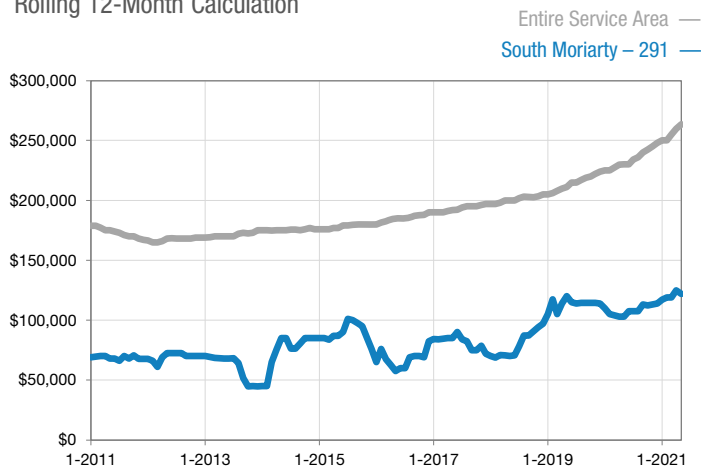| Key Metrics	May			Year to Date		
	2020	**2021**	Percent Change	**Thru 5-2020**	**Thru 5-2021**	Percent Change
New Listings	0	**5**	--	11	**10**	- 9.1%
Pending Sales	2	**2**	0.0%	10	**11**	+ 10.0%
Closed Sales	3	**2**	- 33.3%	9	**13**	+ 44.4%
Days on Market Until Sale	50	**59**	+ 18.0%	39	**50**	+ 28.2%
Median Sales Price*	$125,000	**$130,000**	+ 4.0%	$110,000	**$125,000**	+ 13.6%
Average Sales Price*	$113,500	**$130,000**	+ 14.5%	$102,400	**$135,231**	+ 32.1%
Percent of List Price Received*	96.3%	**98.8%**	+ 2.6%	96.1%	**97.8%**	+ 1.8%
Inventory of Homes for Sale	3	**3**	0.0%	--	--	--
Months Supply of Inventory	1.6	**1.4**	- 12.5%	--	--	--

* 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

Key Metrics	May			Year to Date		
	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.
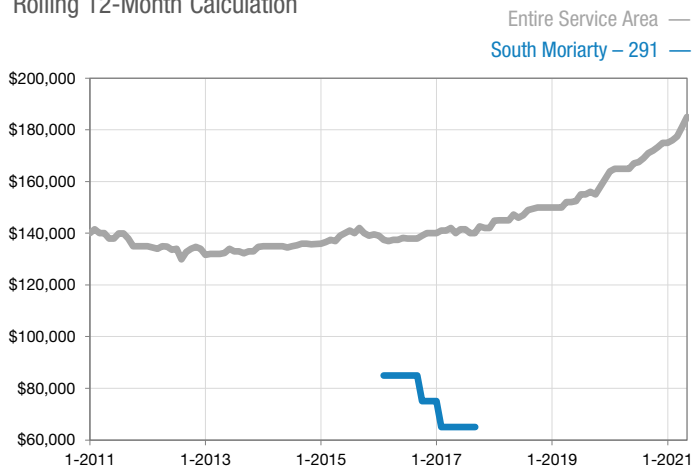
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South Moriarty – 291 —

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

Entire Service Area —
South Moriarty – 291 —

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.