

# Local Market Update for May 2021

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
<b>Key Metrics</b>						
New Listings	38	35	- 7.9%	165	135	- 18.2%
Pending Sales	26	29	+ 11.5%	111	115	+ 3.6%
Closed Sales	21	20	- 4.8%	109	108	- 0.9%
Days on Market Until Sale	22	16	- 27.3%	42	26	- 38.1%
Median Sales Price*	\$240,000	<b>\$271,250</b>	+ 13.0%	\$204,000	<b>\$281,250</b>	+ 37.9%
Average Sales Price*	\$361,290	<b>\$325,678</b>	- 9.9%	\$287,300	<b>\$316,271</b>	+ 10.1%
Percent of List Price Received*	98.4%	<b>101.5%</b>	+ 3.2%	98.2%	<b>100.0%</b>	+ 1.8%
Inventory of Homes for Sale	57	24	- 57.9%	--	--	--
Months Supply of Inventory	2.7	1.0	- 63.0%	--	--	--

\* 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		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
<b>Key Metrics</b>						
New Listings	15	5	- 66.7%	47	27	- 42.6%
Pending Sales	15	7	- 53.3%	37	22	- 40.5%
Closed Sales	6	5	- 16.7%	21	14	- 33.3%
Days on Market Until Sale	20	33	+ 65.0%	33	17	- 48.5%
Median Sales Price*	\$158,450	<b>\$219,225</b>	+ 38.4%	\$165,000	<b>\$218,363</b>	+ 32.3%
Average Sales Price*	\$187,733	<b>\$225,745</b>	+ 20.2%	\$178,133	<b>\$220,230</b>	+ 23.6%
Percent of List Price Received*	99.4%	<b>100.3%</b>	+ 0.9%	98.3%	<b>99.3%</b>	+ 1.0%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

\* 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.