

Local Market Update for May 2021

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



Manzano Mountain – 231

North of Hwy 55 / CR B076, South of CR A072, West of Riley Rd (CRA 027), East of Manzano Mountains

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	4	1	- 75.0%	5	3	- 40.0%
Pending Sales	1	3	+ 200.0%	1	10	+ 900.0%
Closed Sales	0	3	--	1	5	+ 400.0%
Days on Market Until Sale	--	173	--	162	231	+ 42.6%
Median Sales Price*	--	\$290,000	--	\$105,300	\$290,000	+ 175.4%
Average Sales Price*	--	\$267,667	--	\$105,300	\$419,400	+ 298.3%
Percent of List Price Received*	--	86.2%	--	91.6%	90.9%	- 0.8%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	9.0	--	--	--	--	--

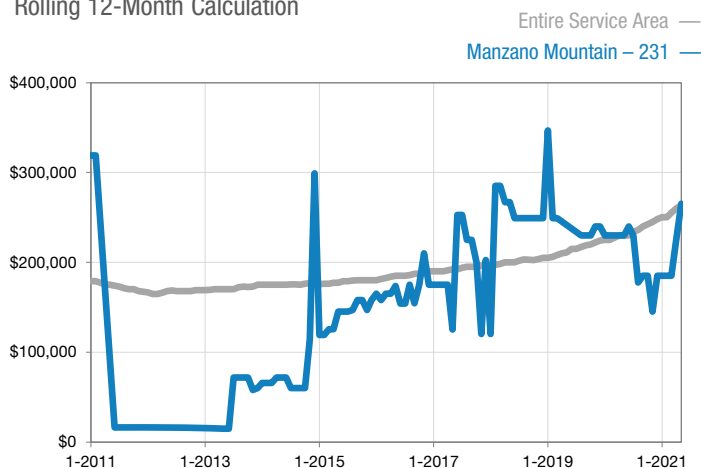
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	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.

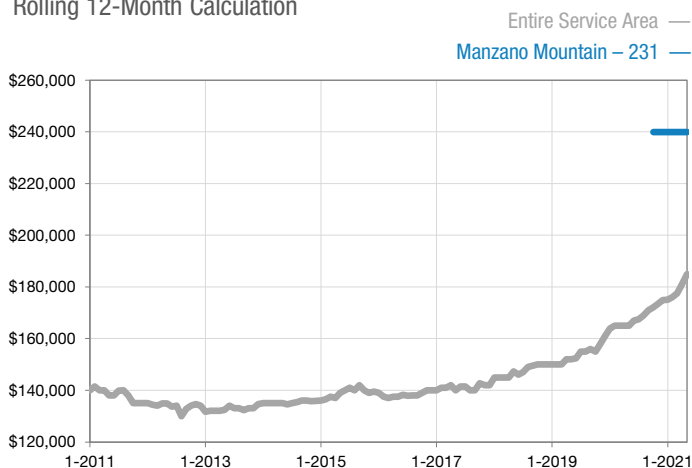
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.