Local Market Update for May 2021

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

gaar

Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached

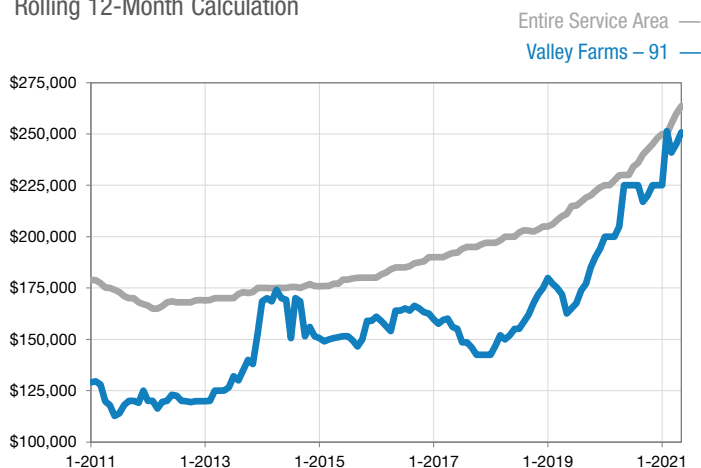| Key Metrics	May 2020	2021	Percent Change	Year to Date Thru 5-2020	Thru 5-2021	Percent Change
New Listings	6	10	+ 66.7%	46	50	+ 8.7%
Pending Sales	7	9	+ 28.6%	40	43	+ 7.5%
Closed Sales	10	7	- 30.0%	37	39	+ 5.4%
Days on Market Until Sale	21	55	+ 161.9%	36	23	- 36.1%
Median Sales Price*	$225,000	$250,000	+ 11.1%	$209,000	$250,000	+ 19.6%
Average Sales Price*	$226,600	$361,214	+ 59.4%	$234,878	$319,493	+ 36.0%
Percent of List Price Received*	96.9%	99.7%	+ 2.9%	97.6%	100.3%	+ 2.8%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

* 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

Key Metrics	May 2020	2021	Percent Change	Year to Date Thru 5-2020	Thru 5-2021	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
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	1	0	- 100.0%	--	--	--
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 —
Valley Farms – 91 —

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

Entire Service Area —
Valley Farms – 91 —

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.