

Local Market Update for May 2021

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



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	2	5	+ 150.0%	13	13	0.0%
Pending Sales	2	1	- 50.0%	10	10	0.0%
Closed Sales	1	2	+ 100.0%	10	11	+ 10.0%
Days on Market Until Sale	22	5	- 77.3%	84	52	- 38.1%
Median Sales Price*	\$485,000	\$360,000	- 25.8%	\$442,500	\$590,000	+ 33.3%
Average Sales Price*	\$485,000	\$360,000	- 25.8%	\$454,400	\$758,818	+ 67.0%
Percent of List Price Received*	101.1%	107.8%	+ 6.6%	97.1%	97.5%	+ 0.4%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	4.2	0.8	- 81.0%	--	--	--

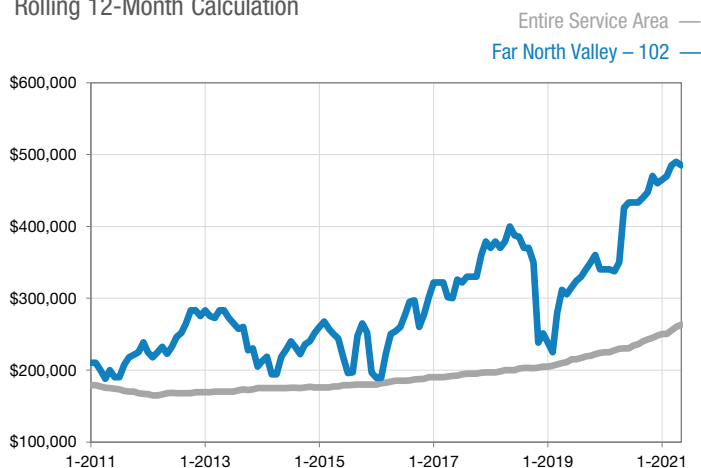
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	1	2	+ 100.0%
Pending Sales	0	1	--	0	2	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	30	--
Median Sales Price*	--	--	--	--	\$320,000	--
Average Sales Price*	--	--	--	--	\$320,000	--
Percent of List Price Received*	--	--	--	--	97.3%	--
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.

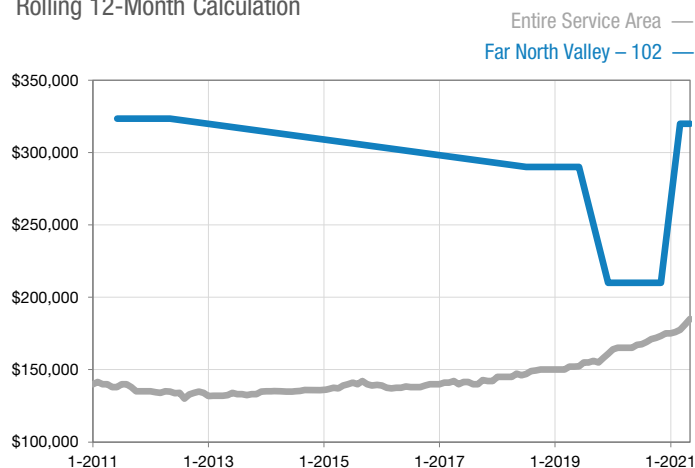
Median Sales Price - Single-Family Detached

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.