

Local Market Update for May 2020

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	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	6	2	- 66.7%	31	13	- 58.1%
Pending Sales	4	2	- 50.0%	20	10	- 50.0%
Closed Sales	6	1	- 83.3%	16	10	- 37.5%
Days on Market Until Sale	38	22	- 42.1%	55	84	+ 52.7%
Median Sales Price*	\$331,500	\$485,000	+ 46.3%	\$340,000	\$442,500	+ 30.1%
Average Sales Price*	\$330,917	\$485,000	+ 46.6%	\$396,563	\$454,400	+ 14.6%
Percent of List Price Received*	98.1%	101.1%	+ 3.1%	97.7%	97.1%	- 0.6%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	5.5	4.2	- 23.6%	--	--	--

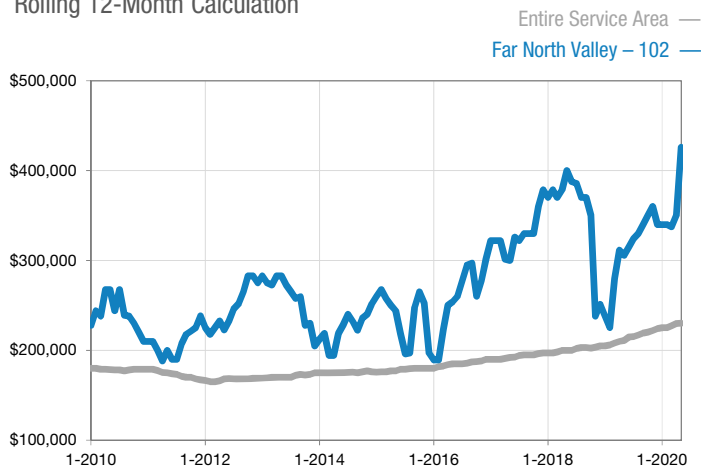
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	0	0.0%	0	1	--
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.

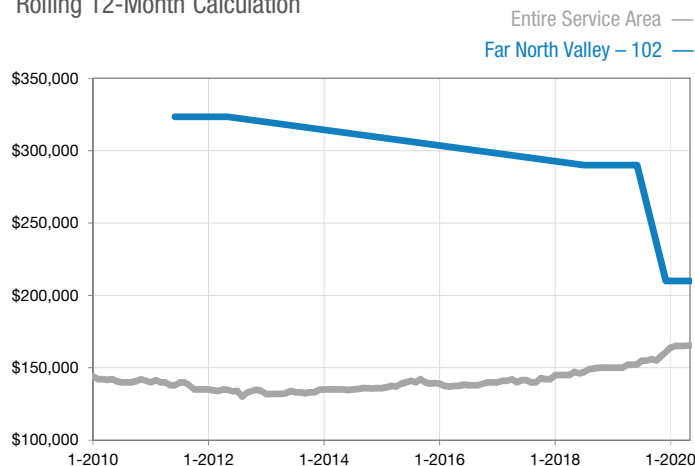
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.