

# Local Market Update for May 2020

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



## West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	7	4	- 42.9%	22	16	- 27.3%
Pending Sales	4	2	- 50.0%	15	12	- 20.0%
Closed Sales	2	3	+ 50.0%	11	11	0.0%
Days on Market Until Sale	148	15	- 89.9%	46	24	- 47.8%
Median Sales Price*	\$727,500	\$590,000	- 18.9%	\$380,000	\$385,000	+ 1.3%
Average Sales Price*	\$727,500	\$521,667	- 28.3%	\$468,559	\$429,982	- 8.2%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	98.7%	98.1%	- 0.6%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.9	2.4	- 38.5%	--	--	--

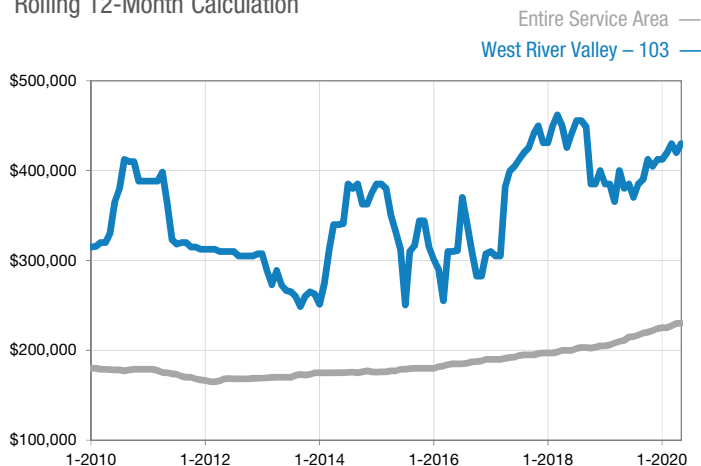
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	1	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	3	0	- 100.0%
Days on Market Until Sale	--	--	--	56	--	--
Median Sales Price*	--	--	--	\$243,990	--	--
Average Sales Price*	--	--	--	\$233,849	--	--
Percent of List Price Received*	--	--	--	97.7%	--	--
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.

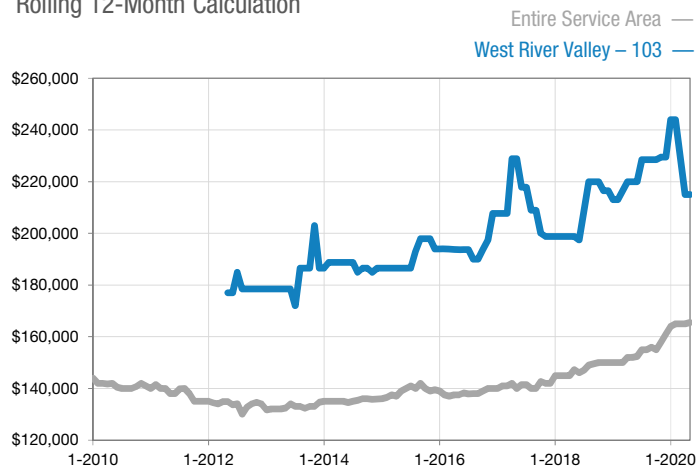
### Median Sales Price - Single-Family Detached

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.