

# Local Market Update for May 2020

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



## North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	22	23	+ 4.5%	126	100	- 20.6%
Pending Sales	27	20	- 25.9%	91	82	- 9.9%
Closed Sales	26	11	- 57.7%	76	75	- 1.3%
Days on Market Until Sale	43	24	- 44.2%	50	46	- 8.0%
Median Sales Price*	\$322,500	<b>\$248,000</b>	- 23.1%	\$367,500	<b>\$325,000</b>	- 11.6%
Average Sales Price*	\$377,067	<b>\$295,139</b>	- 21.7%	\$443,928	<b>\$434,268</b>	- 2.2%
Percent of List Price Received*	97.6%	<b>95.8%</b>	- 1.8%	95.8%	<b>97.8%</b>	+ 2.1%
Inventory of Homes for Sale	59	29	- 50.8%	--	--	--
Months Supply of Inventory	3.7	1.7	- 54.1%	--	--	--

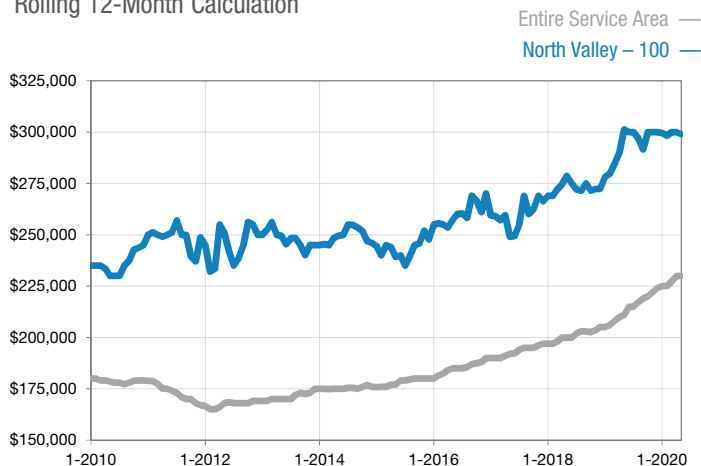
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	4	4	0.0%	13	24	+ 84.6%
Pending Sales	3	8	+ 166.7%	13	23	+ 76.9%
Closed Sales	2	6	+ 200.0%	9	18	+ 100.0%
Days on Market Until Sale	126	4	- 96.8%	42	8	- 81.0%
Median Sales Price*	\$132,500	<b>\$157,500</b>	+ 18.9%	\$144,000	<b>\$151,000</b>	+ 4.9%
Average Sales Price*	\$132,500	<b>\$173,000</b>	+ 30.6%	\$160,611	<b>\$158,156</b>	- 1.5%
Percent of List Price Received*	100.0%	<b>99.4%</b>	- 0.6%	99.7%	<b>99.0%</b>	- 0.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

\* 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.

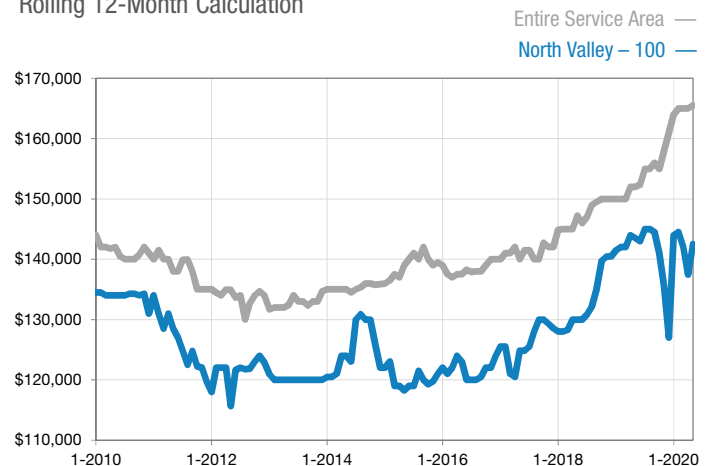
### Median Sales Price - Single-Family Detached

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.