

Local Market Update for May 2020

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



Valley Farms – 91

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

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	14	6	- 57.1%	56	46	- 17.9%
Pending Sales	6	7	+ 16.7%	46	40	- 13.0%
Closed Sales	15	10	- 33.3%	42	37	- 11.9%
Days on Market Until Sale	35	21	- 40.0%	39	36	- 7.7%
Median Sales Price*	\$147,000	\$225,000	+ 53.1%	\$152,550	\$207,000	+ 35.7%
Average Sales Price*	\$151,977	\$210,667	+ 38.6%	\$171,358	\$231,125	+ 34.9%
Percent of List Price Received*	97.2%	96.6%	- 0.6%	96.7%	97.5%	+ 0.8%
Inventory of Homes for Sale	27	9	- 66.7%	--	--	--
Months Supply of Inventory	3.2	1.1	- 65.6%	--	--	--

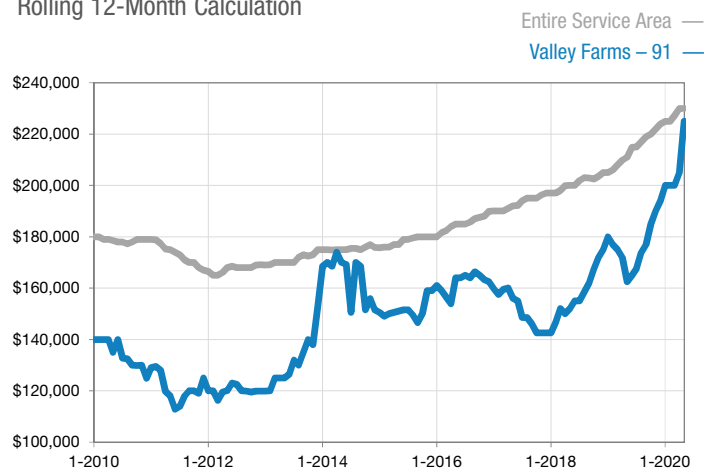
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	1	--	--	--	--
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.

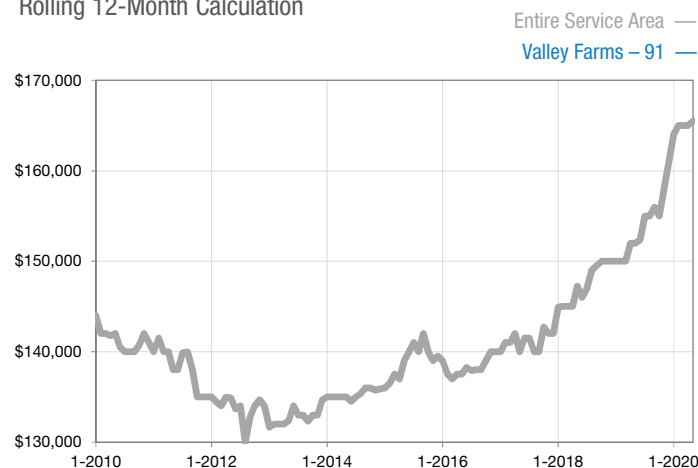
Median Sales Price - Single-Family Detached

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.