

Local Market Update for May 2020

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	10	15	+ 50.0%	43	50	+ 16.3%
Pending Sales	2	14	+ 600.0%	16	42	+ 162.5%
Closed Sales	6	6	0.0%	17	21	+ 23.5%
Days on Market Until Sale	68	8	- 88.2%	77	64	- 16.9%
Median Sales Price*	\$297,950	\$323,028	+ 8.4%	\$316,000	\$280,000	- 11.4%
Average Sales Price*	\$285,983	\$322,676	+ 12.8%	\$294,143	\$274,560	- 6.7%
Percent of List Price Received*	96.6%	99.0%	+ 2.5%	97.0%	98.5%	+ 1.5%
Inventory of Homes for Sale	35	17	- 51.4%	--	--	--
Months Supply of Inventory	10.2	2.6	- 74.5%	--	--	--

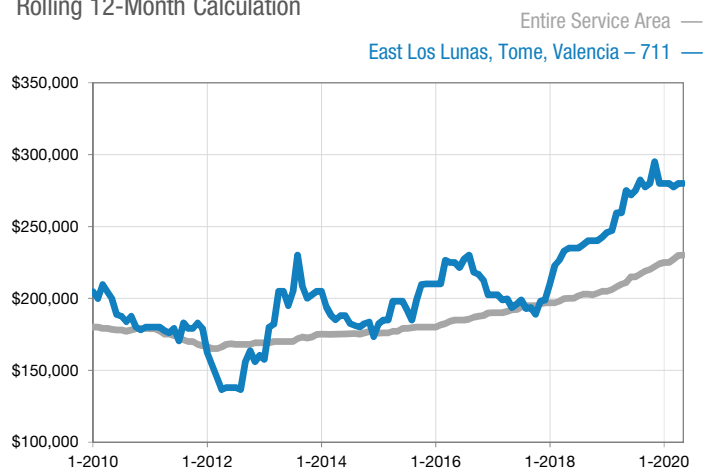
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	0	0	0.0%
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	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



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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

