

Local Market Update for May 2020

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



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Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	109	95	- 12.8%	503	423	- 15.9%
Pending Sales	82	109	+ 32.9%	460	417	- 9.3%
Closed Sales	103	67	- 35.0%	439	344	- 21.6%
Days on Market Until Sale	20	10	- 50.0%	32	29	- 9.4%
Median Sales Price*	\$163,000	\$172,500	+ 5.8%	\$157,000	\$173,250	+ 10.4%
Average Sales Price*	\$167,646	\$175,066	+ 4.4%	\$162,617	\$177,613	+ 9.2%
Percent of List Price Received*	99.5%	99.9%	+ 0.4%	99.2%	99.6%	+ 0.4%
Inventory of Homes for Sale	127	45	- 64.6%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

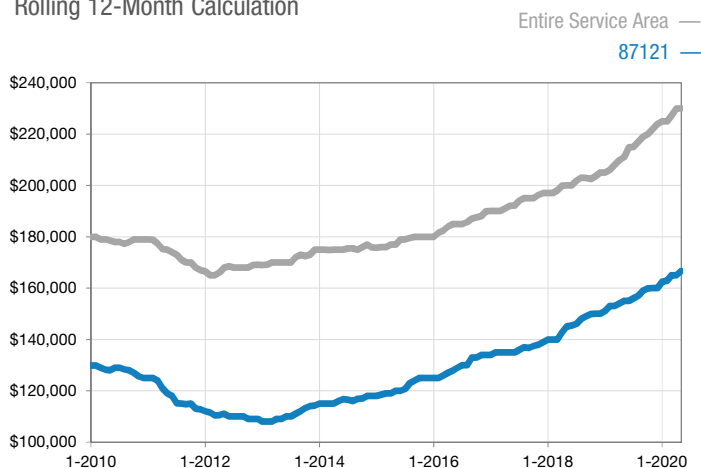
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	4	5	+ 25.0%	20	16	- 20.0%
Pending Sales	3	5	+ 66.7%	18	17	- 5.6%
Closed Sales	4	5	+ 25.0%	13	15	+ 15.4%
Days on Market Until Sale	50	13	- 74.0%	35	47	+ 34.3%
Median Sales Price*	\$122,500	\$101,000	- 17.6%	\$113,000	\$144,000	+ 27.4%
Average Sales Price*	\$131,475	\$106,200	- 19.2%	\$124,969	\$137,273	+ 9.8%
Percent of List Price Received*	103.9%	100.9%	- 2.9%	100.3%	99.0%	- 1.3%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	3.3	0.7	- 78.8%	--	--	--

* 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.

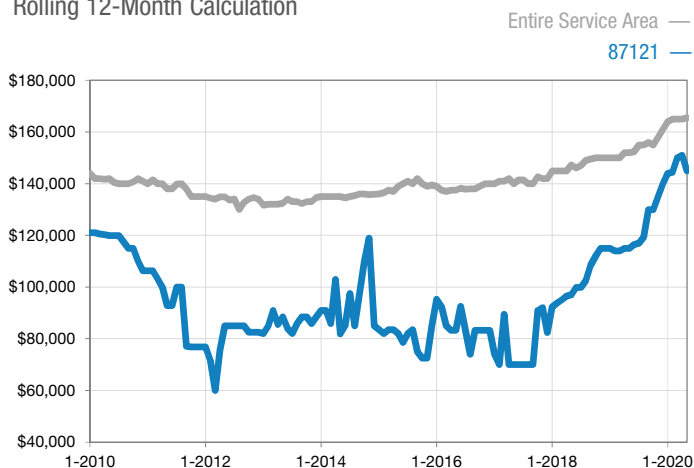
Median Sales Price - Single-Family Detached

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.