

# Local Market Update for May 2020

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



## 87031

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	73	56	- 23.3%	293	263	- 10.2%
Pending Sales	51	53	+ 3.9%	218	229	+ 5.0%
Closed Sales	52	39	- 25.0%	203	179	- 11.8%
Days on Market Until Sale	59	36	- 39.0%	72	50	- 30.6%
Median Sales Price*	\$169,900	<b>\$199,000</b>	+ 17.1%	\$175,000	<b>\$215,000</b>	+ 22.9%
Average Sales Price*	\$180,199	<b>\$214,071</b>	+ 18.8%	\$190,627	<b>\$218,928</b>	+ 14.8%
Percent of List Price Received*	98.0%	<b>98.0%</b>	0.0%	98.4%	<b>98.5%</b>	+ 0.1%
Inventory of Homes for Sale	169	88	- 47.9%	--	--	--
Months Supply of Inventory	4.0	2.0	- 50.0%	--	--	--

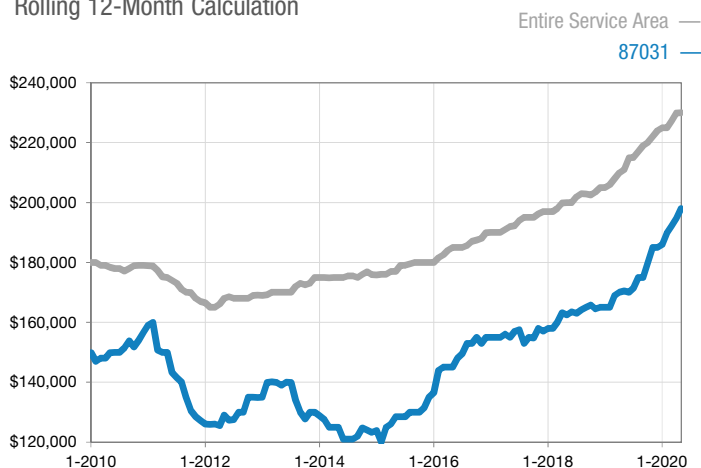
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	4	0	- 100.0%	20	12	- 40.0%
Pending Sales	1	2	+ 100.0%	16	14	- 12.5%
Closed Sales	3	4	+ 33.3%	12	14	+ 16.7%
Days on Market Until Sale	38	18	- 52.6%	54	31	- 42.6%
Median Sales Price*	\$138,500	<b>\$148,410</b>	+ 7.2%	\$138,250	<b>\$144,660</b>	+ 4.6%
Average Sales Price*	\$143,467	<b>\$145,830</b>	+ 1.6%	\$142,858	<b>\$145,959</b>	+ 2.2%
Percent of List Price Received*	99.5%	<b>98.1%</b>	- 1.4%	98.5%	<b>98.6%</b>	+ 0.1%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.4	--	--	--	--	--

\* 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.

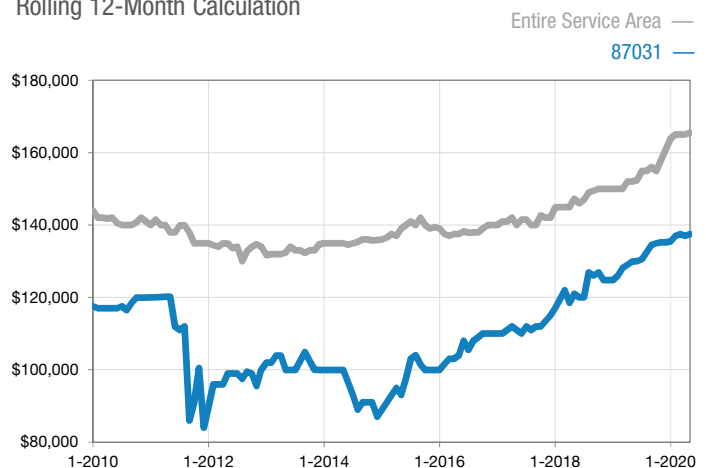
### Median Sales Price - Single-Family Detached

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.