

Local Market Update for May 2020

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



87104

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	20	24	+ 20.0%	95	107	+ 12.6%
Pending Sales	12	16	+ 33.3%	68	63	- 7.4%
Closed Sales	17	13	- 23.5%	60	55	- 8.3%
Days on Market Until Sale	32	15	- 53.1%	42	37	- 11.9%
Median Sales Price*	\$320,139	\$155,000	- 51.6%	\$248,250	\$218,900	- 11.8%
Average Sales Price*	\$378,855	\$230,485	- 39.2%	\$324,006	\$300,207	- 7.3%
Percent of List Price Received*	98.0%	98.4%	+ 0.4%	98.0%	98.0%	0.0%
Inventory of Homes for Sale	39	32	- 17.9%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

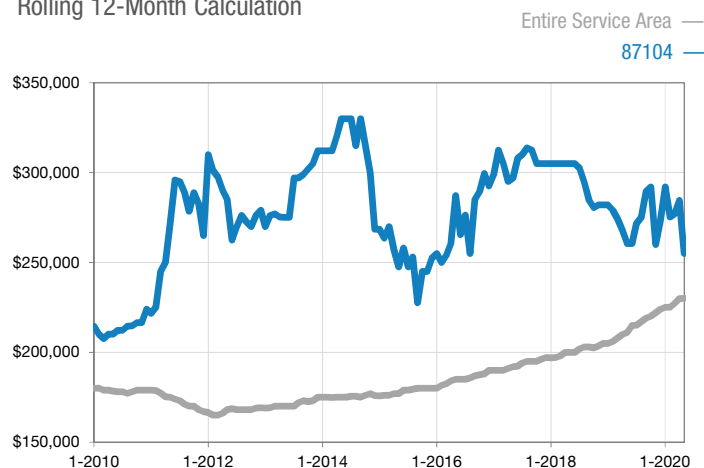
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	5	6	+ 20.0%	20	35	+ 75.0%
Pending Sales	1	10	+ 900.0%	14	23	+ 64.3%
Closed Sales	6	4	- 33.3%	13	16	+ 23.1%
Days on Market Until Sale	63	21	- 66.7%	55	29	- 47.3%
Median Sales Price*	\$254,500	\$165,500	- 35.0%	\$238,000	\$198,250	- 16.7%
Average Sales Price*	\$228,167	\$193,875	- 15.0%	\$240,831	\$207,463	- 13.9%
Percent of List Price Received*	97.2%	99.2%	+ 2.1%	97.6%	97.7%	+ 0.1%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	3.5	2.3	- 34.3%	--	--	--

* 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.

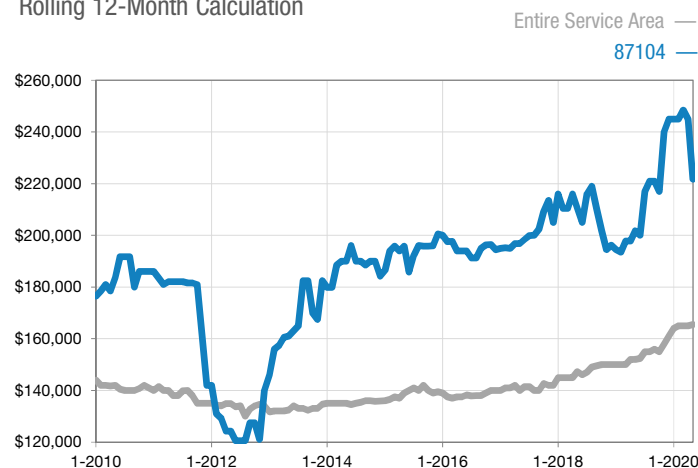
Median Sales Price - Single-Family Detached

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.