

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	124	141	+ 13.7%	590	636	+ 7.8%
Pending Sales	86	146	+ 69.8%	494	541	+ 9.5%
Closed Sales	125	105	- 16.0%	451	437	- 3.1%
Days on Market Until Sale	29	30	+ 3.4%	37	36	- 2.7%
Median Sales Price*	\$216,000	\$226,900	+ 5.0%	\$210,000	\$221,000	+ 5.2%
Average Sales Price*	\$238,174	\$241,928	+ 1.6%	\$234,278	\$239,949	+ 2.4%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	198	149	- 24.7%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--

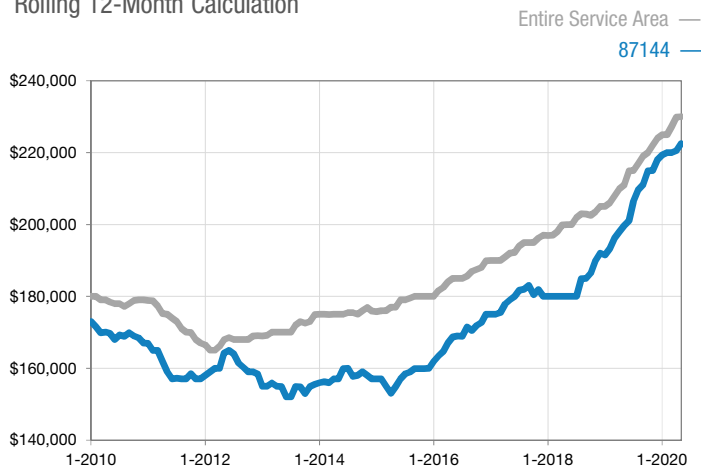
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	1	--	1	1	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	2	--
Median Sales Price*	--	--	--	--	\$180,000	--
Average Sales Price*	--	--	--	--	\$180,000	--
Percent of List Price Received*	--	--	--	--	100.0%	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

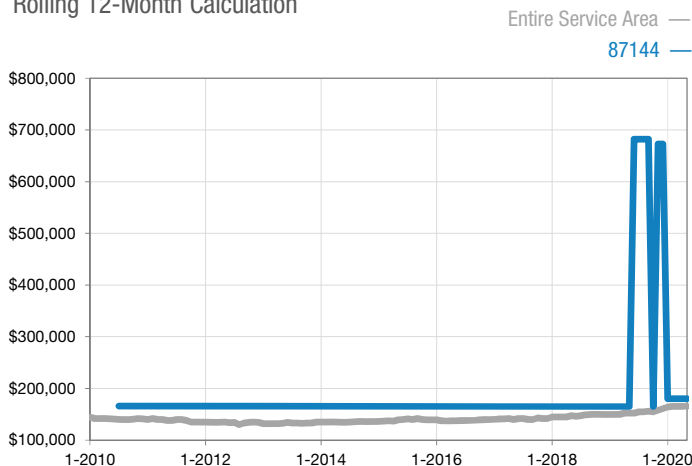
Median Sales Price - Single-Family Detached

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.