

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	89	51	- 42.7%	332	265	- 20.2%
Pending Sales	60	56	- 6.7%	252	261	+ 3.6%
Closed Sales	60	52	- 13.3%	221	226	+ 2.3%
Days on Market Until Sale	37	12	- 67.6%	43	36	- 16.3%
Median Sales Price*	\$203,500	\$196,450	- 3.5%	\$194,000	\$206,000	+ 6.2%
Average Sales Price*	\$221,787	\$217,225	- 2.1%	\$208,809	\$224,480	+ 7.5%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	97.8%	99.0%	+ 1.2%
Inventory of Homes for Sale	112	41	- 63.4%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--

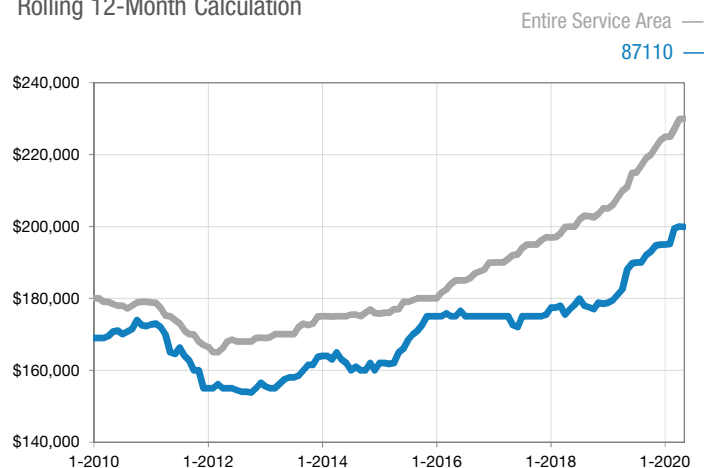
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	6	6	0.0%	34	22	- 35.3%
Pending Sales	6	8	+ 33.3%	30	22	- 26.7%
Closed Sales	8	4	- 50.0%	25	16	- 36.0%
Days on Market Until Sale	16	34	+ 112.5%	40	38	- 5.0%
Median Sales Price*	\$104,000	\$106,500	+ 2.4%	\$103,250	\$98,788	- 4.3%
Average Sales Price*	\$94,438	\$105,375	+ 11.6%	\$97,150	\$126,098	+ 29.8%
Percent of List Price Received*	95.9%	95.6%	- 0.3%	96.8%	95.4%	- 1.4%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

* 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.

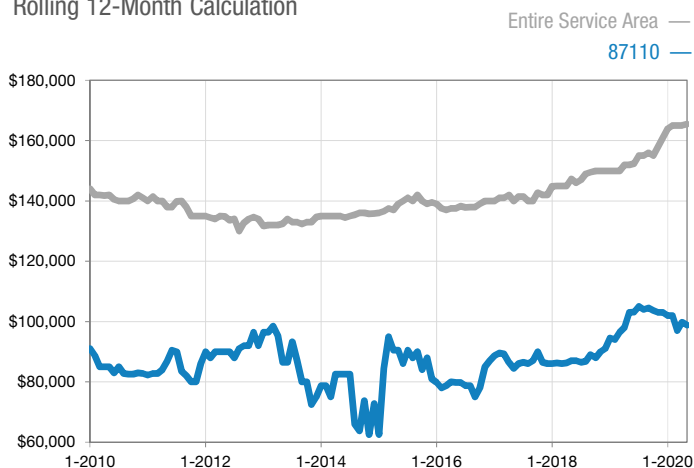
Median Sales Price - Single-Family Detached

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.