

# Local Market Update for May 2020

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



## 87112

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	63	82	+ 30.2%	336	310	- 7.7%
Pending Sales	57	86	+ 50.9%	277	302	+ 9.0%
Closed Sales	66	35	- 47.0%	255	230	- 9.8%
Days on Market Until Sale	27	19	- 29.6%	38	27	- 28.9%
Median Sales Price*	\$185,000	<b>\$217,910</b>	+ 17.8%	\$185,000	<b>\$215,000</b>	+ 16.2%
Average Sales Price*	\$214,689	<b>\$227,437</b>	+ 5.9%	\$206,056	<b>\$224,836</b>	+ 9.1%
Percent of List Price Received*	99.2%	<b>98.7%</b>	- 0.5%	98.7%	<b>98.8%</b>	+ 0.1%
Inventory of Homes for Sale	95	53	- 44.2%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

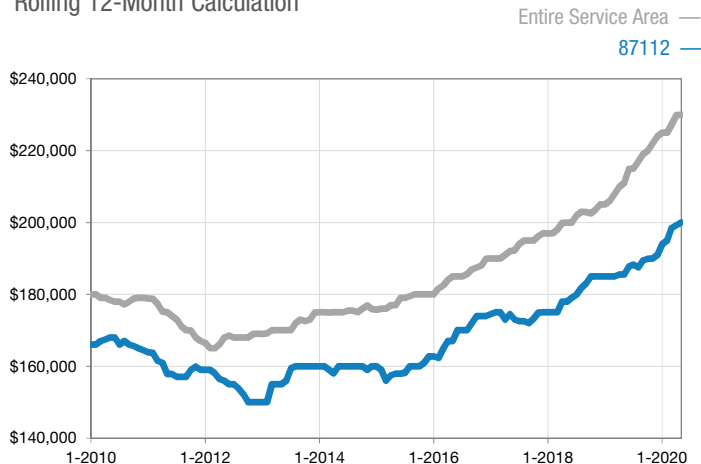
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	9	10	+ 11.1%	44	46	+ 4.5%
Pending Sales	7	13	+ 85.7%	34	46	+ 35.3%
Closed Sales	8	5	- 37.5%	31	36	+ 16.1%
Days on Market Until Sale	21	6	- 71.4%	19	26	+ 36.8%
Median Sales Price*	\$163,500	<b>\$183,000</b>	+ 11.9%	\$153,800	<b>\$168,500</b>	+ 9.6%
Average Sales Price*	\$161,857	<b>\$170,198</b>	+ 5.2%	\$166,298	<b>\$155,543</b>	- 6.5%
Percent of List Price Received*	98.5%	<b>98.7%</b>	+ 0.2%	98.0%	<b>99.0%</b>	+ 1.0%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

\* 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.

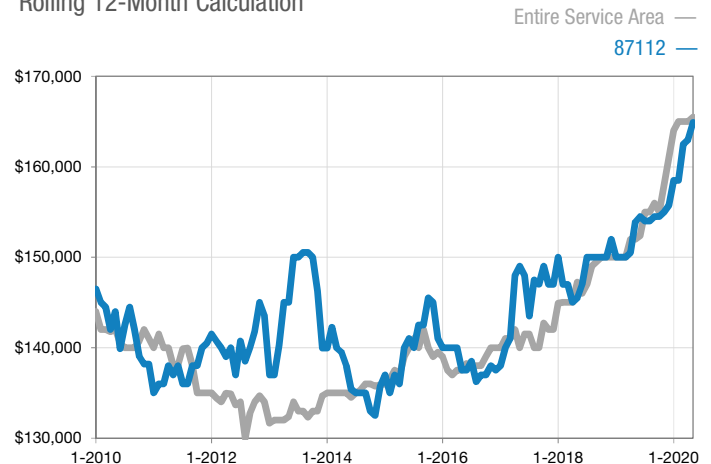
### Median Sales Price - Single-Family Detached

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.