

# Local Market Update for May 2020

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	49	32	- 34.7%	152	160	+ 5.3%
Pending Sales	30	42	+ 40.0%	110	125	+ 13.6%
Closed Sales	27	19	- 29.6%	94	90	- 4.3%
Days on Market Until Sale	38	14	- 63.2%	56	42	- 25.0%
Median Sales Price*	\$333,000	\$275,000	- 17.4%	\$281,250	\$294,500	+ 4.7%
Average Sales Price*	\$346,561	\$317,132	- 8.5%	\$318,605	\$333,698	+ 4.7%
Percent of List Price Received*	97.2%	97.9%	+ 0.7%	96.2%	97.4%	+ 1.2%
Inventory of Homes for Sale	69	40	- 42.0%	--	--	--
Months Supply of Inventory	3.4	1.8	- 47.1%	--	--	--

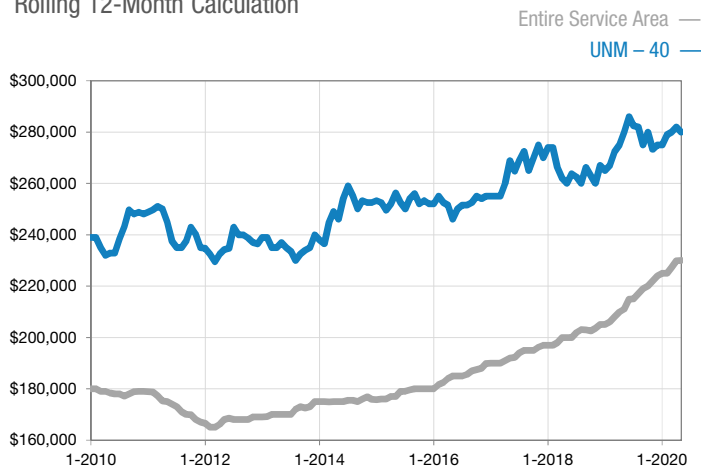
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	5	1	- 80.0%	18	6	- 66.7%
Pending Sales	3	2	- 33.3%	9	3	- 66.7%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Days on Market Until Sale	153	--	--	64	31	- 51.6%
Median Sales Price*	\$197,000	--	--	\$197,000	\$190,000	- 3.6%
Average Sales Price*	\$197,000	--	--	\$206,400	\$190,000	- 7.9%
Percent of List Price Received*	94.3%	--	--	96.0%	100.0%	+ 4.2%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	6.8	3.6	- 47.1%	--	--	--

\* 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.

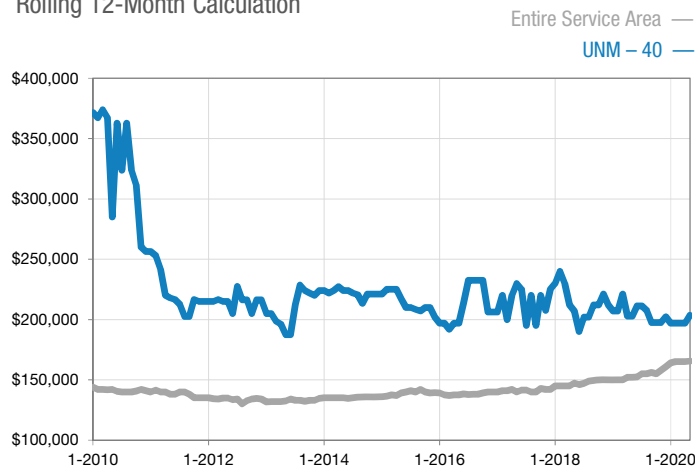
### Median Sales Price - Single-Family Detached

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.