

Local Market Update for May 2020

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



87124

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	123	117	- 4.9%	553	491	- 11.2%
Pending Sales	85	128	+ 50.6%	448	470	+ 4.9%
Closed Sales	109	82	- 24.8%	415	398	- 4.1%
Days on Market Until Sale	19	17	- 10.5%	33	27	- 18.2%
Median Sales Price*	\$225,000	\$229,450	+ 2.0%	\$202,500	\$230,000	+ 13.6%
Average Sales Price*	\$236,629	\$256,149	+ 8.2%	\$230,170	\$252,655	+ 9.8%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	171	65	- 62.0%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--

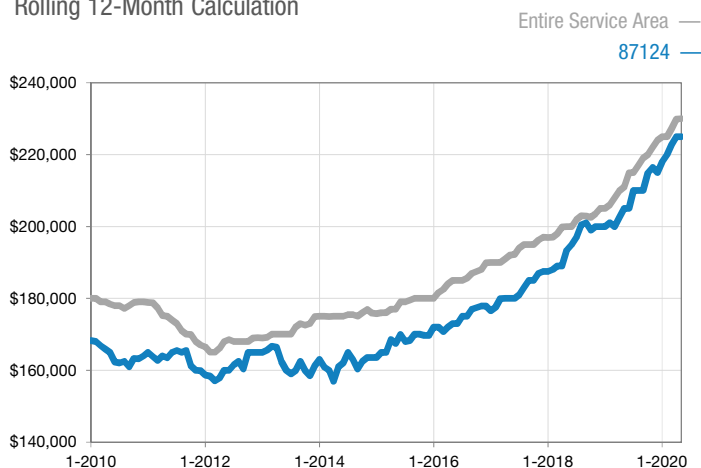
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	13	6	- 53.8%	46	41	- 10.9%
Pending Sales	9	7	- 22.2%	38	39	+ 2.6%
Closed Sales	8	4	- 50.0%	38	36	- 5.3%
Days on Market Until Sale	43	20	- 53.5%	40	27	- 32.5%
Median Sales Price*	\$128,500	\$192,450	+ 49.8%	\$136,000	\$165,000	+ 21.3%
Average Sales Price*	\$128,000	\$178,225	+ 39.2%	\$133,455	\$163,338	+ 22.4%
Percent of List Price Received*	98.6%	95.4%	- 3.2%	98.2%	97.1%	- 1.1%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

* 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.

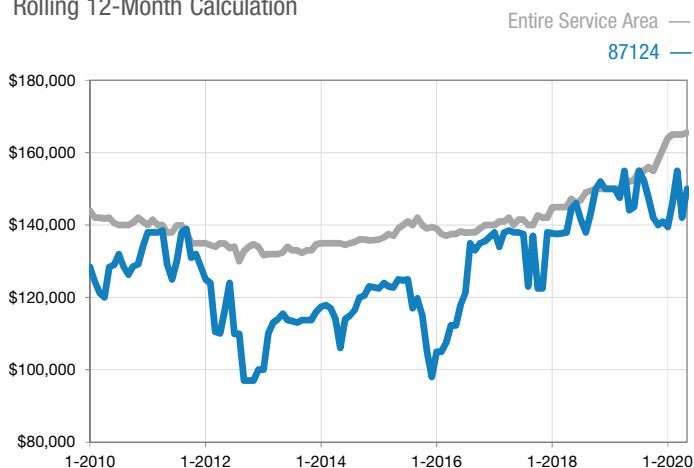
Median Sales Price - Single-Family Detached

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.