

Local Market Update for May 2020

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, 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	92	97	+ 5.4%	439	437	- 0.5%
Pending Sales	74	109	+ 47.3%	353	443	+ 25.5%
Closed Sales	80	56	- 30.0%	324	364	+ 12.3%
Days on Market Until Sale	30	18	- 40.0%	39	28	- 28.2%
Median Sales Price*	\$183,000	\$203,500	+ 11.2%	\$177,444	\$203,250	+ 14.5%
Average Sales Price*	\$192,437	\$217,911	+ 13.2%	\$187,303	\$210,604	+ 12.4%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	98.6%	99.1%	+ 0.5%
Inventory of Homes for Sale	132	64	- 51.5%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

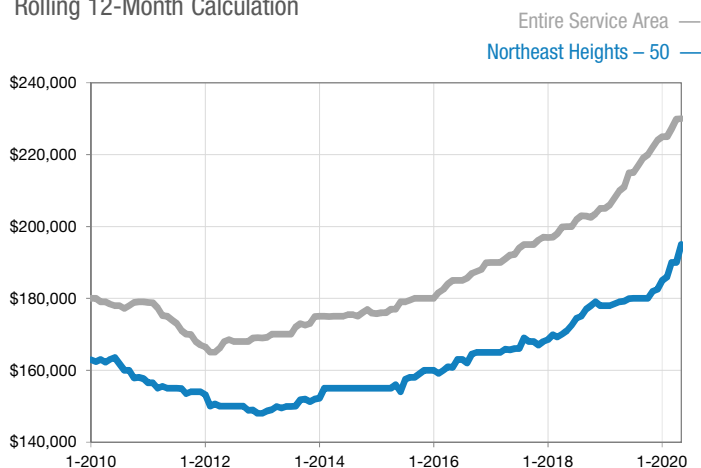
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	15	15	0.0%	70	69	- 1.4%
Pending Sales	13	17	+ 30.8%	45	64	+ 42.2%
Closed Sales	12	11	- 8.3%	38	54	+ 42.1%
Days on Market Until Sale	25	29	+ 16.0%	27	32	+ 18.5%
Median Sales Price*	\$175,250	\$180,000	+ 2.7%	\$164,450	\$170,500	+ 3.7%
Average Sales Price*	\$166,605	\$178,081	+ 6.9%	\$164,200	\$160,079	- 2.5%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	3.0	1.2	- 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.

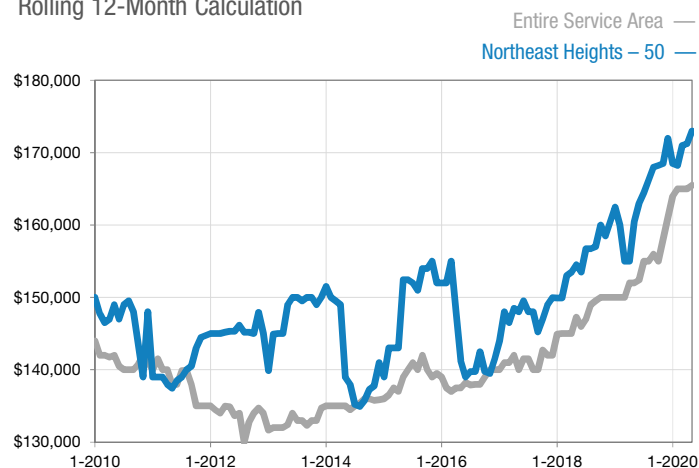
Median Sales Price - Single-Family Detached

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.