

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	47	29	- 38.3%	167	171	+ 2.4%
Pending Sales	27	36	+ 33.3%	103	119	+ 15.5%
Closed Sales	29	16	- 44.8%	89	92	+ 3.4%
Days on Market Until Sale	19	36	+ 89.5%	52	41	- 21.2%
Median Sales Price*	\$280,000	\$280,000	0.0%	\$275,000	\$276,250	+ 0.5%
Average Sales Price*	\$294,062	\$277,505	- 5.6%	\$292,560	\$290,594	- 0.7%
Percent of List Price Received*	97.3%	97.5%	+ 0.2%	96.3%	97.4%	+ 1.1%
Inventory of Homes for Sale	83	46	- 44.6%	--	--	--
Months Supply of Inventory	4.3	2.0	- 53.5%	--	--	--

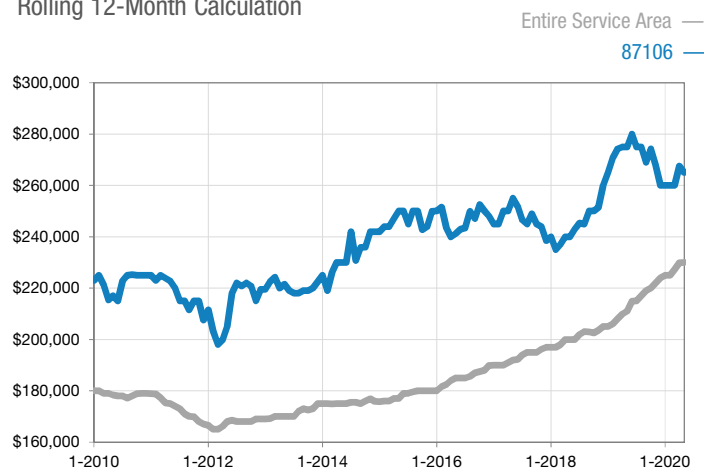
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	10	1	- 90.0%	32	21	- 34.4%
Pending Sales	4	4	0.0%	13	15	+ 15.4%
Closed Sales	2	4	+ 100.0%	10	14	+ 40.0%
Days on Market Until Sale	80	38	- 52.5%	70	36	- 48.6%
Median Sales Price*	\$114,500	\$118,750	+ 3.7%	\$157,500	\$97,950	- 37.8%
Average Sales Price*	\$114,500	\$144,400	+ 26.1%	\$139,950	\$141,607	+ 1.2%
Percent of List Price Received*	88.2%	121.1%	+ 37.3%	92.0%	103.9%	+ 12.9%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	8.2	3.0	- 63.4%	--	--	--

* 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.

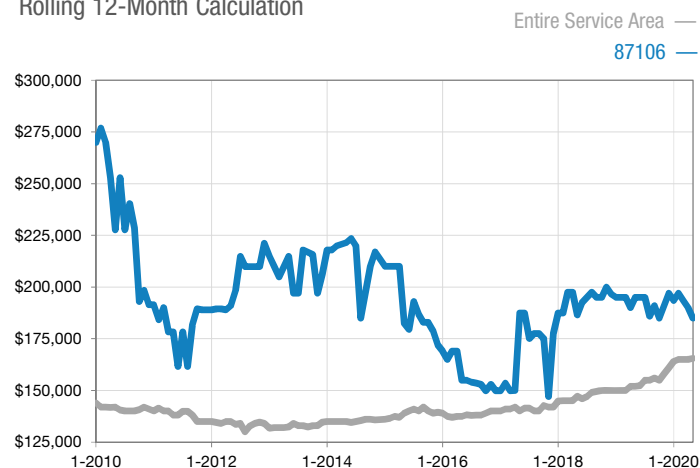
Median Sales Price - Single-Family Detached

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.