

# Local Market Update for May 2020

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



## Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	29	32	+ 10.3%	143	117	- 18.2%
Pending Sales	21	35	+ 66.7%	104	104	0.0%
Closed Sales	21	12	- 42.9%	94	84	- 10.6%
Days on Market Until Sale	27	24	- 11.1%	40	28	- 30.0%
Median Sales Price*	\$300,000	\$354,000	+ 18.0%	\$289,850	\$316,000	+ 9.0%
Average Sales Price*	\$323,719	\$353,825	+ 9.3%	\$298,071	\$322,367	+ 8.2%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	51	31	- 39.2%	--	--	--
Months Supply of Inventory	2.8	1.6	- 42.9%	--	--	--

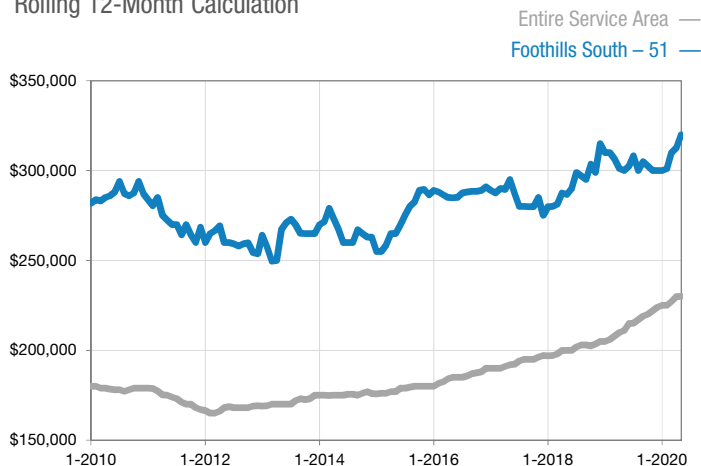
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	5	10	+ 100.0%	27	36	+ 33.3%
Pending Sales	2	12	+ 500.0%	21	34	+ 61.9%
Closed Sales	6	2	- 66.7%	22	26	+ 18.2%
Days on Market Until Sale	19	5	- 73.7%	23	24	+ 4.3%
Median Sales Price*	\$163,500	\$182,500	+ 11.6%	\$159,000	\$175,500	+ 10.4%
Average Sales Price*	\$173,167	\$182,500	+ 5.4%	\$175,079	\$181,952	+ 3.9%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

\* 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



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.

### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

