

# Local Market Update for May 2020

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



## Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	64	66	+ 3.1%	292	264	- 9.6%
Pending Sales	50	74	+ 48.0%	230	226	- 1.7%
Closed Sales	65	33	- 49.2%	188	169	- 10.1%
Days on Market Until Sale	36	15	- 58.3%	37	26	- 29.7%
Median Sales Price*	\$319,000	\$275,000	- 13.8%	\$297,500	\$293,750	- 1.3%
Average Sales Price*	\$330,555	\$296,176	- 10.4%	\$335,598	\$322,903	- 3.8%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	84	42	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

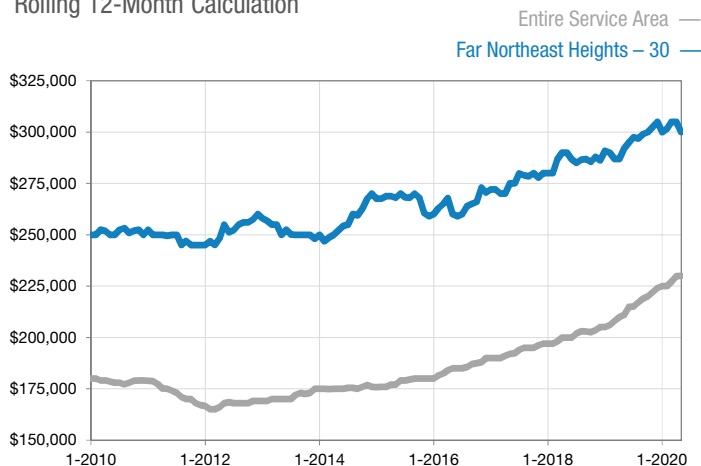
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	25	12	- 52.0%	86	63	- 26.7%
Pending Sales	19	8	- 57.9%	74	55	- 25.7%
Closed Sales	20	14	- 30.0%	61	56	- 8.2%
Days on Market Until Sale	20	14	- 30.0%	37	39	+ 5.4%
Median Sales Price*	\$184,950	\$197,500	+ 6.8%	\$197,000	\$197,750	+ 0.4%
Average Sales Price*	\$208,215	\$216,271	+ 3.9%	\$207,306	\$216,314	+ 4.3%
Percent of List Price Received*	97.4%	98.1%	+ 0.7%	97.4%	98.4%	+ 1.0%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
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.

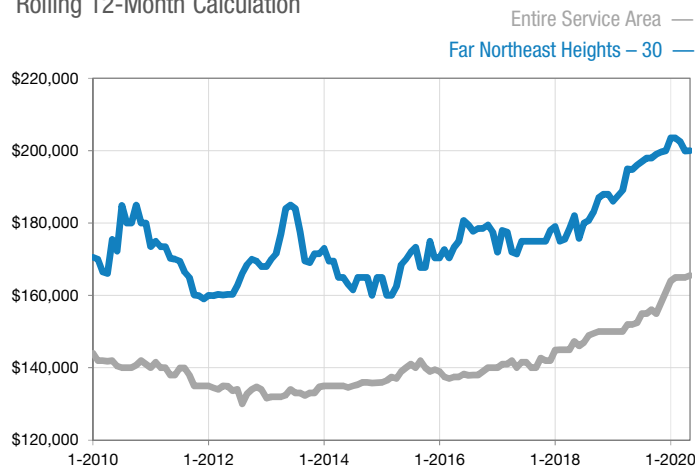
### Median Sales Price - Single-Family Detached

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.