

# Local Market Update for May 2020

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



## 87120

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	140	133	- 5.0%	616	617	+ 0.2%
Pending Sales	97	127	+ 30.9%	530	486	- 8.3%
Closed Sales	110	82	- 25.5%	476	407	- 14.5%
Days on Market Until Sale	33	21	- 36.4%	49	31	- 36.7%
Median Sales Price*	\$235,000	\$235,250	+ 0.1%	\$219,000	\$236,500	+ 8.0%
Average Sales Price*	\$270,836	\$260,275	- 3.9%	\$251,146	\$259,242	+ 3.2%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	208	144	- 30.8%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--

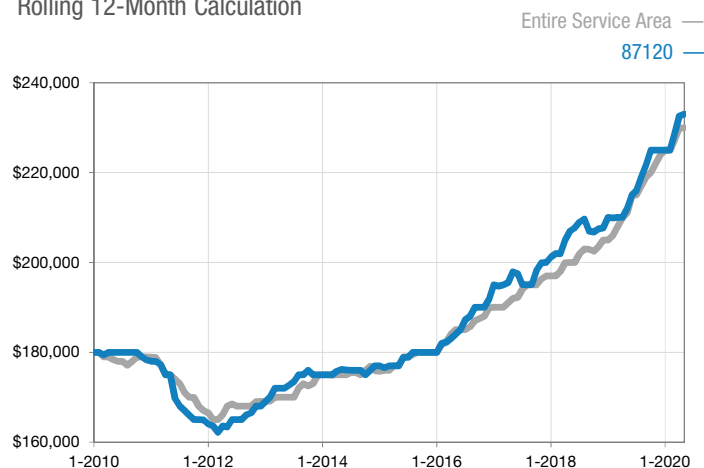
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	20	6	- 70.0%	98	63	- 35.7%
Pending Sales	14	10	- 28.6%	86	63	- 26.7%
Closed Sales	23	11	- 52.2%	79	56	- 29.1%
Days on Market Until Sale	27	11	- 59.3%	32	23	- 28.1%
Median Sales Price*	\$138,500	\$160,000	+ 15.5%	\$145,000	\$160,500	+ 10.7%
Average Sales Price*	\$134,843	\$148,536	+ 10.2%	\$162,593	\$184,417	+ 13.4%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	98.5%	99.4%	+ 0.9%
Inventory of Homes for Sale	24	6	- 75.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

\* 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.

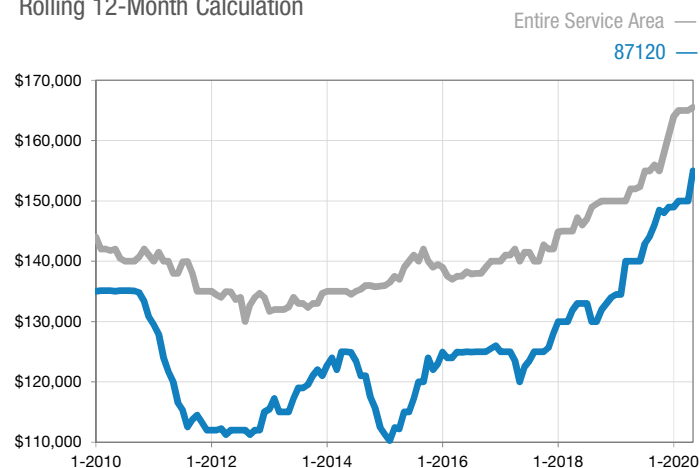
### Median Sales Price - Single-Family Detached

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.