

Local Market Update for May 2020

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, 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 | 39 | 39 | 0.0% | 180 | 166 | - 7.8% |
| Pending Sales | 24 | 31 | + 29.2% | 128 | 118 | - 7.8% |
| Closed Sales | 23 | 21 | - 8.7% | 112 | 109 | - 2.7% |
| Days on Market Until Sale | 53 | 22 | - 58.5% | 48 | 42 | - 12.5% |
| Median Sales Price* | \$245,000 | \$240,000 | - 2.0% | \$198,500 | \$204,000 | + 2.8% |
| Average Sales Price* | \$294,467 | \$361,290 | + 22.7% | \$259,374 | \$287,300 | + 10.8% |
| Percent of List Price Received* | 101.6% | 98.4% | - 3.1% | 98.1% | 98.2% | + 0.1% |
| Inventory of Homes for Sale | 73 | 49 | - 32.9% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 2.3 | - 23.3% | -- | -- | -- |

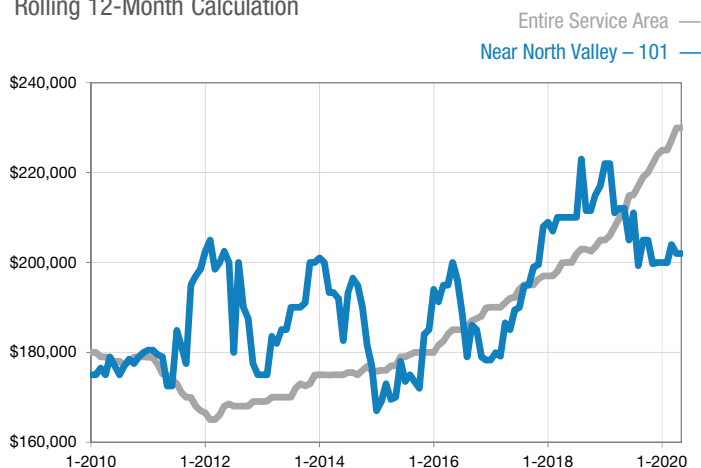
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 5-2019 | Thru 5-2020 | Percent Change |
| New Listings | 6 | 14 | + 133.3% | 29 | 46 | + 58.6% |
| Pending Sales | 4 | 17 | + 325.0% | 21 | 39 | + 85.7% |
| Closed Sales | 9 | 6 | - 33.3% | 23 | 21 | - 8.7% |
| Days on Market Until Sale | 27 | 20 | - 25.9% | 38 | 33 | - 13.2% |
| Median Sales Price* | \$167,000 | \$158,450 | - 5.1% | \$169,000 | \$165,000 | - 2.4% |
| Average Sales Price* | \$177,778 | \$187,733 | + 5.6% | \$185,626 | \$178,133 | - 4.0% |
| Percent of List Price Received* | 98.6% | 99.4% | + 0.8% | 98.7% | 98.3% | - 0.4% |
| Inventory of Homes for Sale | 11 | 6 | - 45.5% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 0.9 | - 62.5% | -- | -- | -- |

* 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.

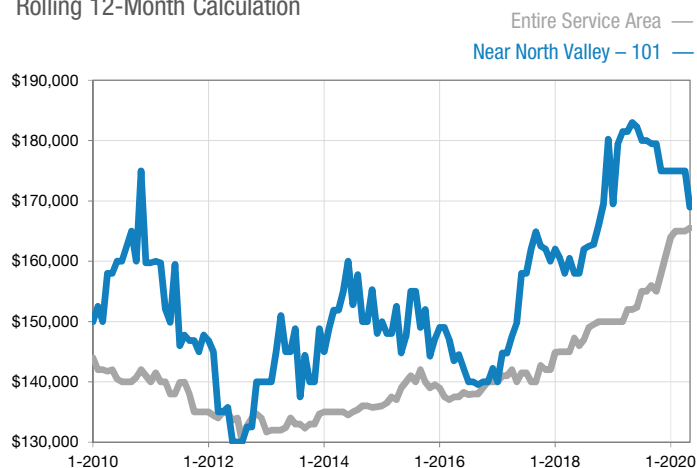
Median Sales Price - Single-Family Detached

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.