

# Local Market Update for May 2020

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

| Single-Family Detached          | May       |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2019      | 2020             | Percent Change | Thru 5-2019  | Thru 5-2020      | Percent Change |
| New Listings                    | 30        | 25               | - 16.7%        | 120          | 122              | + 1.7%         |
| Pending Sales                   | 23        | 25               | + 8.7%         | 83           | 80               | - 3.6%         |
| Closed Sales                    | 21        | 13               | - 38.1%        | 65           | 57               | - 12.3%        |
| Days on Market Until Sale       | 19        | 20               | + 5.3%         | 44           | 41               | - 6.8%         |
| Median Sales Price*             | \$199,900 | <b>\$168,500</b> | - 15.7%        | \$195,000    | <b>\$180,000</b> | - 7.7%         |
| Average Sales Price*            | \$292,623 | <b>\$229,408</b> | - 21.6%        | \$240,853    | <b>\$219,537</b> | - 8.9%         |
| Percent of List Price Received* | 98.6%     | <b>96.5%</b>     | - 2.1%         | 97.5%        | <b>96.8%</b>     | - 0.7%         |
| Inventory of Homes for Sale     | 51        | 40               | - 21.6%        | --           | --               | --             |
| Months Supply of Inventory      | 3.3       | 2.8              | - 15.2%        | --           | --               | --             |

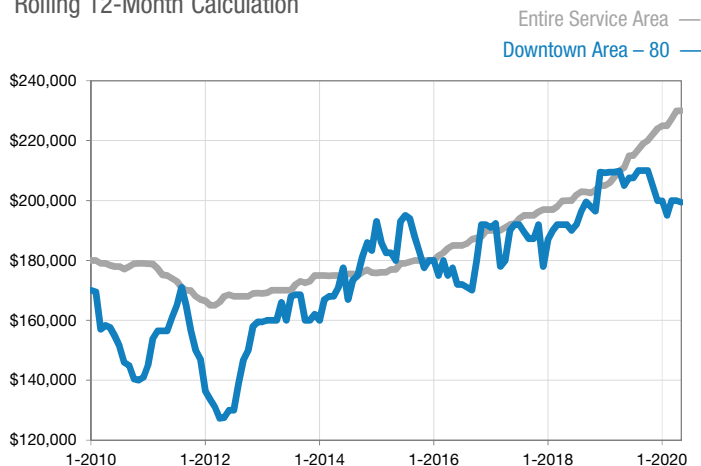
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | May       |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2019      | 2020             | Percent Change | Thru 5-2019  | Thru 5-2020      | Percent Change |
| New Listings                    | 17        | 13               | - 23.5%        | 60           | 64               | + 6.7%         |
| Pending Sales                   | 3         | 7                | + 133.3%       | 31           | 32               | + 3.2%         |
| Closed Sales                    | 9         | 6                | - 33.3%        | 29           | 35               | + 20.7%        |
| Days on Market Until Sale       | 90        | 39               | - 56.7%        | 69           | 36               | - 47.8%        |
| Median Sales Price*             | \$256,500 | <b>\$248,975</b> | - 2.9%         | \$219,000    | <b>\$210,000</b> | - 4.1%         |
| Average Sales Price*            | \$232,353 | <b>\$241,500</b> | + 3.9%         | \$209,223    | <b>\$221,411</b> | + 5.8%         |
| Percent of List Price Received* | 97.1%     | <b>96.9%</b>     | - 0.2%         | 96.7%        | <b>97.2%</b>     | + 0.5%         |
| Inventory of Homes for Sale     | 35        | 35               | 0.0%           | --           | --               | --             |
| Months Supply of Inventory      | 6.8       | 5.1              | - 25.0%        | --           | --               | --             |

\* 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.

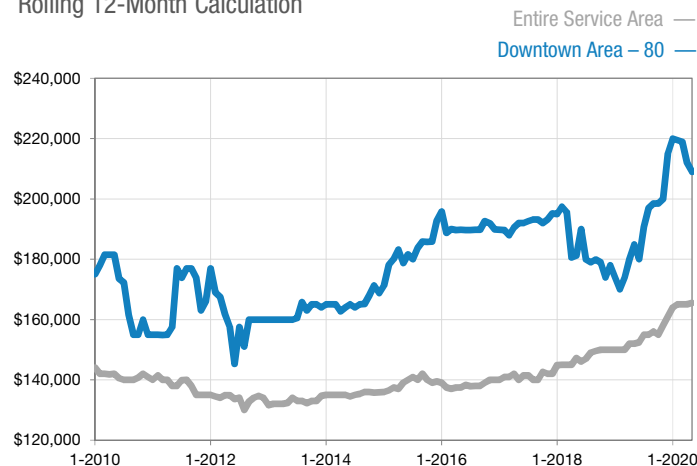
### Median Sales Price - Single-Family Detached

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.