

# Local Market Update for May 2020

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, 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	30	32	+ 6.7%	115	121	+ 5.2%
Pending Sales	26	30	+ 15.4%	97	102	+ 5.2%
Closed Sales	22	12	- 45.5%	90	74	- 17.8%
Days on Market Until Sale	15	19	+ 26.7%	42	30	- 28.6%
Median Sales Price*	\$268,500	\$225,200	- 16.1%	\$241,200	\$244,000	+ 1.2%
Average Sales Price*	\$260,231	\$242,900	- 6.7%	\$244,020	\$268,353	+ 10.0%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	34	26	- 23.5%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

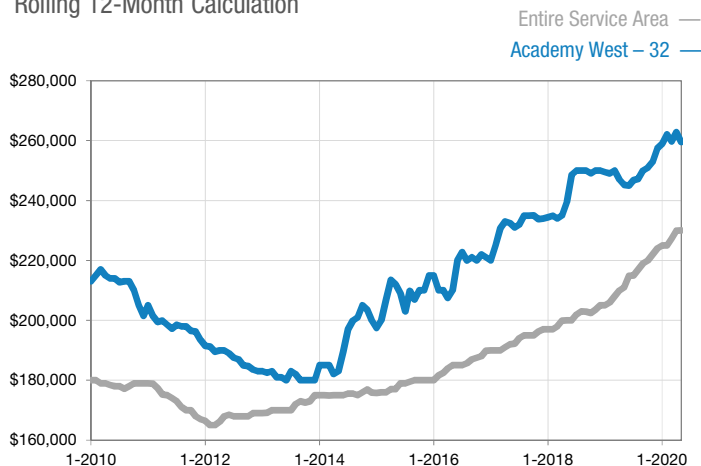
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	16	12	- 25.0%	62	72	+ 16.1%
Pending Sales	11	18	+ 63.6%	43	66	+ 53.5%
Closed Sales	8	14	+ 75.0%	43	56	+ 30.2%
Days on Market Until Sale	18	30	+ 66.7%	32	17	- 46.9%
Median Sales Price*	\$188,250	\$174,500	- 7.3%	\$150,000	\$181,500	+ 21.0%
Average Sales Price*	\$159,194	\$178,797	+ 12.3%	\$160,422	\$190,584	+ 18.8%
Percent of List Price Received*	96.0%	97.7%	+ 1.8%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	23	8	- 65.2%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--

\* 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.

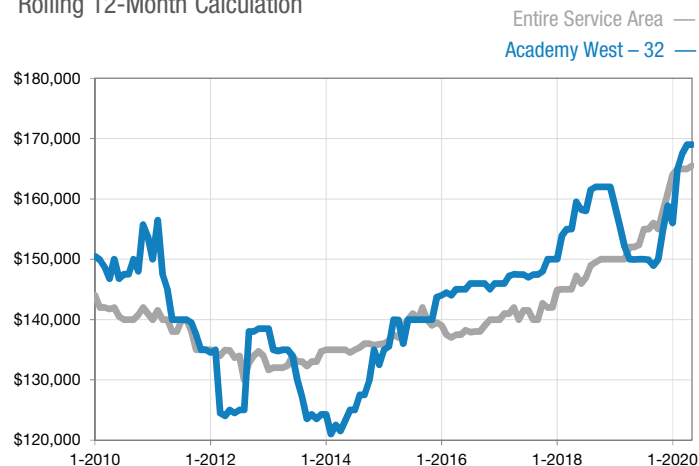
### Median Sales Price - Single-Family Detached

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.