

Local Market Update for May 2020

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



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Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	51	49	- 3.9%	254	204	- 19.7%
Pending Sales	32	37	+ 15.6%	175	138	- 21.1%
Closed Sales	38	16	- 57.9%	155	115	- 25.8%
Days on Market Until Sale	45	33	- 26.7%	45	53	+ 17.8%
Median Sales Price*	\$526,000	\$552,750	+ 5.1%	\$485,000	\$550,000	+ 13.4%
Average Sales Price*	\$568,991	\$556,200	- 2.2%	\$563,182	\$575,068	+ 2.1%
Percent of List Price Received*	97.8%	96.6%	- 1.2%	97.8%	97.7%	- 0.1%
Inventory of Homes for Sale	92	84	- 8.7%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--

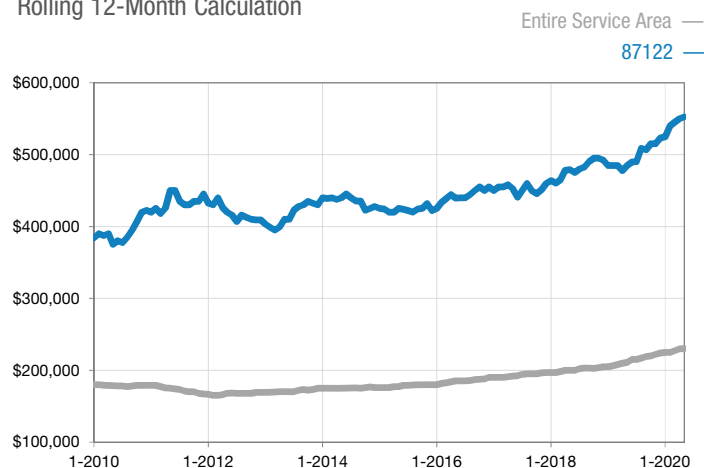
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	1	1	0.0%	7	2	- 71.4%
Pending Sales	0	1	--	6	2	- 66.7%
Closed Sales	2	0	- 100.0%	6	2	- 66.7%
Days on Market Until Sale	86	--	--	49	18	- 63.3%
Median Sales Price*	\$195,450	--	--	\$244,500	\$252,950	+ 3.5%
Average Sales Price*	\$195,450	--	--	\$247,067	\$252,950	+ 2.4%
Percent of List Price Received*	98.0%	--	--	97.9%	97.5%	- 0.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

* 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.

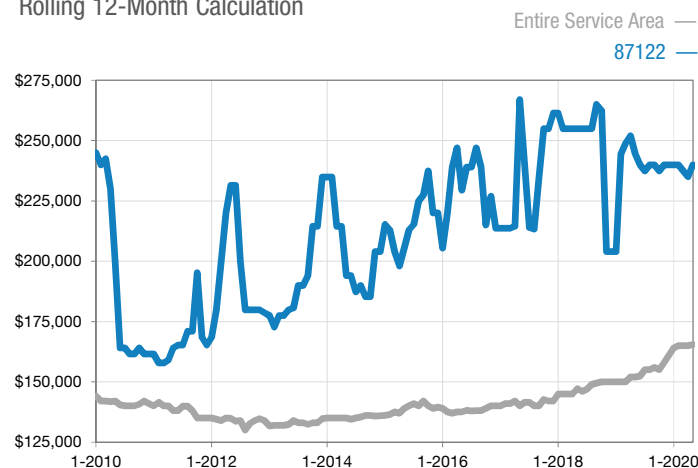
Median Sales Price - Single-Family Detached

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.