

# Local Market Update for May 2020

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



## 87105

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	52	28	- 46.2%	207	188	- 9.2%
Pending Sales	36	27	- 25.0%	173	153	- 11.6%
Closed Sales	39	33	- 15.4%	150	125	- 16.7%
Days on Market Until Sale	44	29	- 34.1%	55	38	- 30.9%
Median Sales Price*	\$145,000	<b>\$187,450</b>	+ 29.3%	\$148,000	<b>\$165,000</b>	+ 11.5%
Average Sales Price*	\$153,905	<b>\$217,370</b>	+ 41.2%	\$161,039	<b>\$193,442</b>	+ 20.1%
Percent of List Price Received*	98.7%	<b>98.1%</b>	- 0.6%	97.7%	<b>97.7%</b>	0.0%
Inventory of Homes for Sale	78	49	- 37.2%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

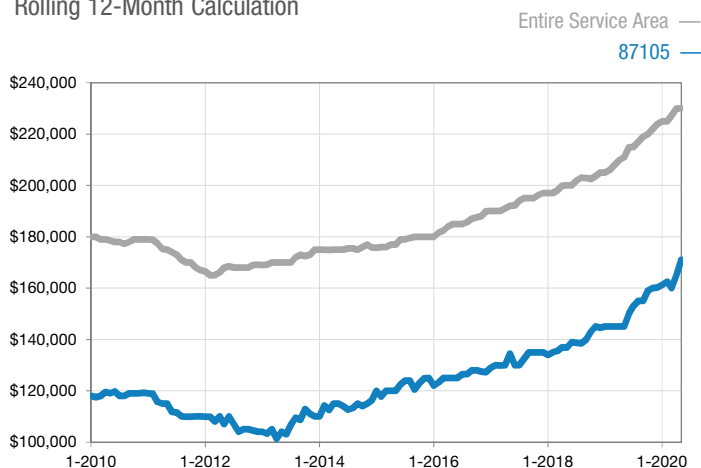
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	1	4	+ 300.0%	3	13	+ 333.3%
Pending Sales	0	3	--	3	11	+ 266.7%
Closed Sales	1	1	0.0%	4	9	+ 125.0%
Days on Market Until Sale	219	5	- 97.7%	70	17	- 75.7%
Median Sales Price*	\$96,000	<b>\$42,000</b>	- 56.3%	\$56,250	<b>\$115,000</b>	+ 104.4%
Average Sales Price*	\$96,000	<b>\$42,000</b>	- 56.3%	\$65,750	<b>\$114,322</b>	+ 73.9%
Percent of List Price Received*	97.0%	<b>85.7%</b>	- 11.6%	92.0%	<b>94.4%</b>	+ 2.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--

\* 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.

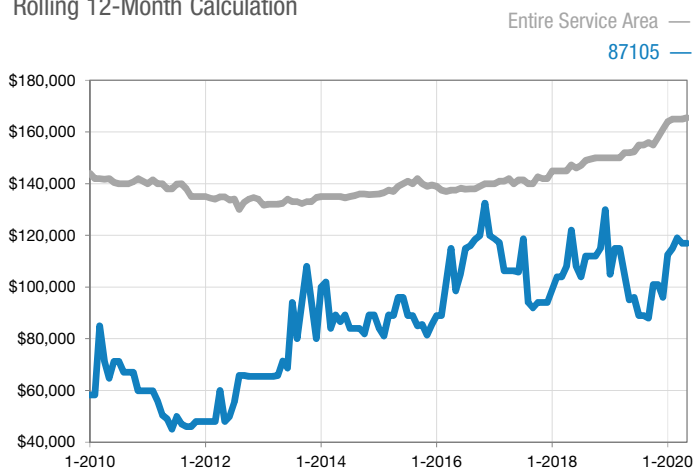
### Median Sales Price - Single-Family Detached

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.