

Local Market Update for May 2020

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway 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	35	46	+ 31.4%	135	160	+ 18.5%
Pending Sales	29	39	+ 34.5%	106	138	+ 30.2%
Closed Sales	31	23	- 25.8%	91	105	+ 15.4%
Days on Market Until Sale	46	27	- 41.3%	49	31	- 36.7%
Median Sales Price*	\$212,500	\$251,800	+ 18.5%	\$199,000	\$237,000	+ 19.1%
Average Sales Price*	\$228,158	\$252,746	+ 10.8%	\$211,510	\$233,169	+ 10.2%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	98.5%	98.5%	0.0%
Inventory of Homes for Sale	47	37	- 21.3%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--

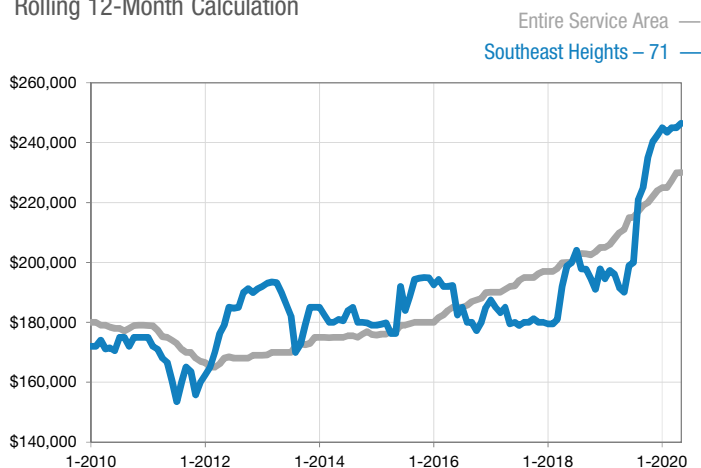
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	3	9	+ 200.0%	30	48	+ 60.0%
Pending Sales	7	11	+ 57.1%	26	47	+ 80.8%
Closed Sales	5	8	+ 60.0%	21	36	+ 71.4%
Days on Market Until Sale	50	54	+ 8.0%	138	61	- 55.8%
Median Sales Price*	\$225,900	\$142,250	- 37.0%	\$167,000	\$194,500	+ 16.5%
Average Sales Price*	\$180,340	\$155,288	- 13.9%	\$164,843	\$181,269	+ 10.0%
Percent of List Price Received*	98.5%	96.5%	- 2.0%	97.2%	97.8%	+ 0.6%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	5.5	2.0	- 63.6%	--	--	--

* 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.

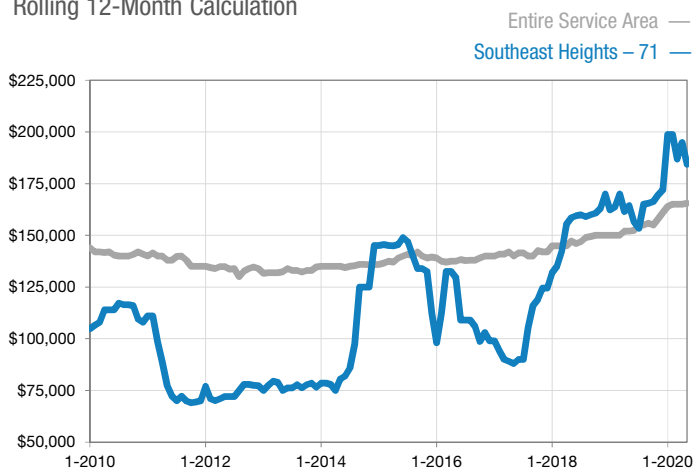
Median Sales Price - Single-Family Detached

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.