

# Local Market Update for May 2020

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



## Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	13	12	- 7.7%	84	76	- 9.5%
Pending Sales	9	14	+ 55.6%	71	79	+ 11.3%
Closed Sales	22	15	- 31.8%	75	65	- 13.3%
Days on Market Until Sale	36	15	- 58.3%	37	50	+ 35.1%
Median Sales Price*	\$158,000	<b>\$173,000</b>	+ 9.5%	\$165,000	<b>\$180,000</b>	+ 9.1%
Average Sales Price*	\$162,162	<b>\$178,100</b>	+ 9.8%	\$164,008	<b>\$186,680</b>	+ 13.8%
Percent of List Price Received*	99.2%	<b>99.0%</b>	- 0.2%	97.5%	<b>97.7%</b>	+ 0.2%
Inventory of Homes for Sale	31	12	- 61.3%	--	--	--
Months Supply of Inventory	2.2	<b>0.8</b>	- 63.6%	--	--	--

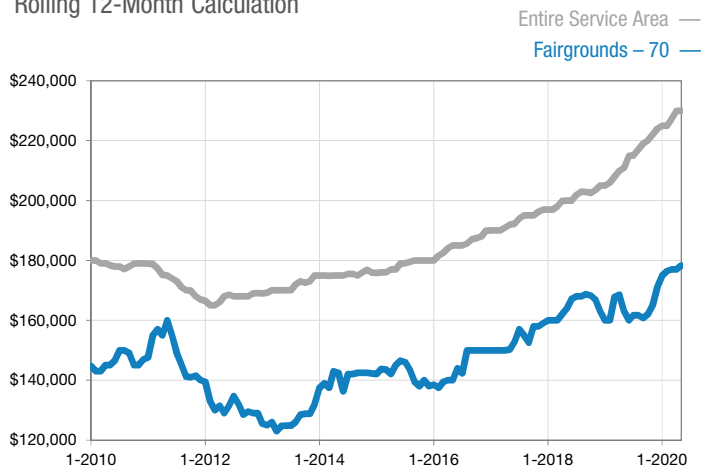
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	109	--	--	96	69	- 28.1%
Median Sales Price*	\$94,240	--	--	\$132,000	<b>\$110,950</b>	- 15.9%
Average Sales Price*	\$94,240	--	--	\$124,620	<b>\$110,950</b>	- 11.0%
Percent of List Price Received*	94.6%	--	--	96.8%	<b>93.6%</b>	- 3.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

\* 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.

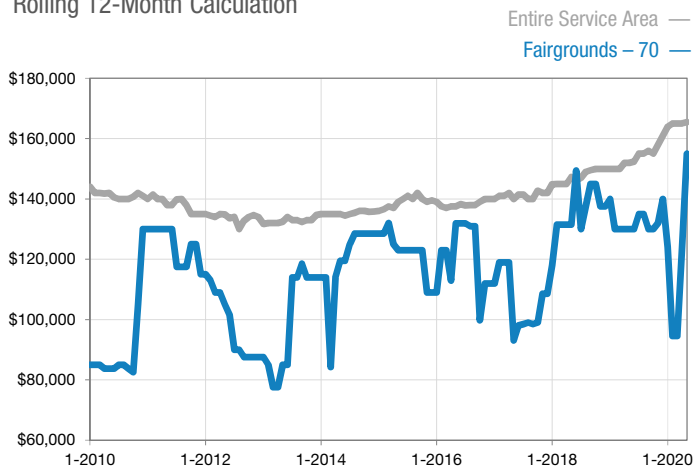
### Median Sales Price - Single-Family Detached

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.