

Local Market Update for May 2020

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



87004

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	15	10	- 33.3%	66	54	- 18.2%
Pending Sales	13	8	- 38.5%	53	41	- 22.6%
Closed Sales	11	8	- 27.3%	46	39	- 15.2%
Days on Market Until Sale	96	35	- 63.5%	72	52	- 27.8%
Median Sales Price*	\$285,000	\$284,950	- 0.0%	\$235,450	\$266,000	+ 13.0%
Average Sales Price*	\$301,300	\$312,763	+ 3.8%	\$234,139	\$278,739	+ 19.0%
Percent of List Price Received*	96.8%	98.4%	+ 1.7%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	27	28	+ 3.7%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 6.9%	--	--	--

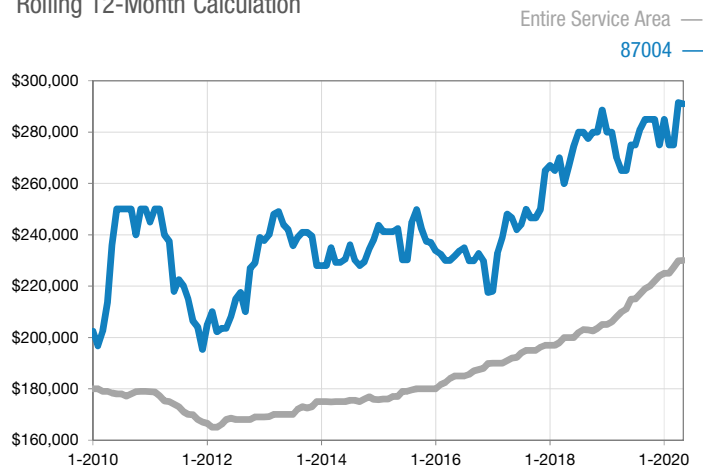
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	3	2	- 33.3%
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	61	--	--	61	14	- 77.0%
Median Sales Price*	\$130,000	--	--	\$130,000	\$78,500	- 39.6%
Average Sales Price*	\$130,000	--	--	\$130,000	\$78,500	- 39.6%
Percent of List Price Received*	93.9%	--	--	93.9%	112.3%	+ 19.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

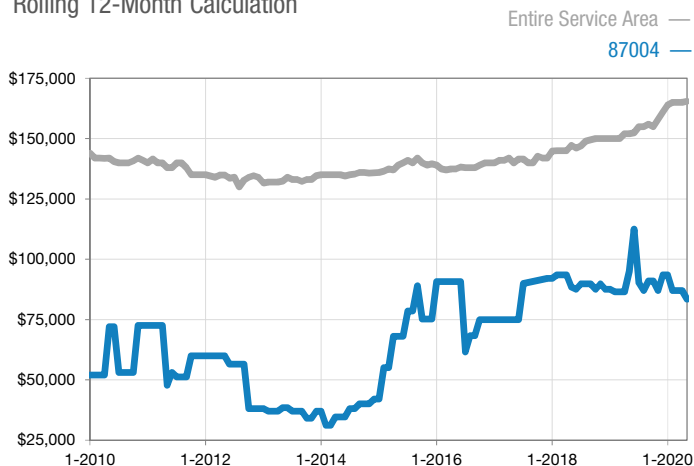
Median Sales Price - Single-Family Detached

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.