

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	22	12	- 45.5%	113	77	- 31.9%
Pending Sales	15	13	- 13.3%	73	61	- 16.4%
Closed Sales	25	15	- 40.0%	74	56	- 24.3%
Days on Market Until Sale	37	57	+ 54.1%	65	70	+ 7.7%
Median Sales Price*	\$475,000	\$589,500	+ 24.1%	\$477,000	\$554,500	+ 16.2%
Average Sales Price*	\$499,613	\$619,523	+ 24.0%	\$502,924	\$559,726	+ 11.3%
Percent of List Price Received*	100.2%	95.8%	- 4.4%	98.6%	96.5%	- 2.1%
Inventory of Homes for Sale	60	25	- 58.3%	--	--	--
Months Supply of Inventory	4.6	2.1	- 54.3%	--	--	--

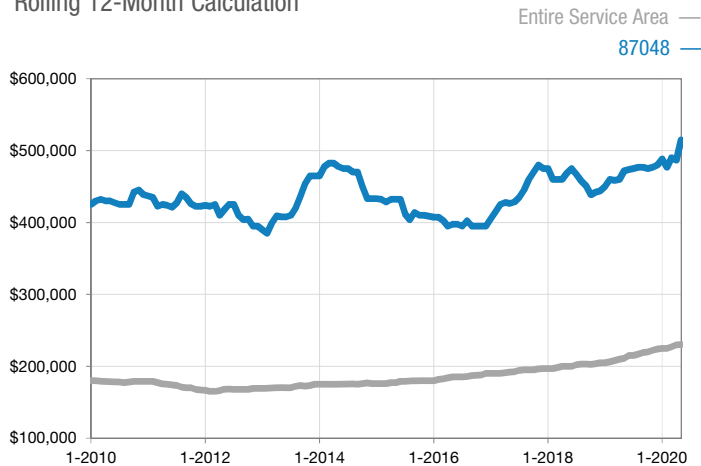
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	5	1	- 80.0%
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	0	0.0%	4	1	- 75.0%
Days on Market Until Sale	--	--	--	30	11	- 63.3%
Median Sales Price*	--	--	--	\$267,000	\$320,000	+ 19.9%
Average Sales Price*	--	--	--	\$261,500	\$320,000	+ 22.4%
Percent of List Price Received*	--	--	--	97.7%	95.5%	- 2.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

* 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.

Median Sales Price - Single-Family Detached

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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

