

Local Market Update for May 2020

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



87114

| Single-Family Detached | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 5-2019 | Thru 5-2020 | Percent Change |
| New Listings | 164 | 148 | - 9.8% | 759 | 595 | - 21.6% |
| Pending Sales | 122 | 138 | + 13.1% | 601 | 544 | - 9.5% |
| Closed Sales | 141 | 103 | - 27.0% | 544 | 456 | - 16.2% |
| Days on Market Until Sale | 33 | 16 | - 51.5% | 41 | 28 | - 31.7% |
| Median Sales Price* | \$235,000 | \$235,000 | 0.0% | \$225,000 | \$247,500 | + 10.0% |
| Average Sales Price* | \$259,781 | \$252,910 | - 2.6% | \$246,360 | \$264,341 | + 7.3% |
| Percent of List Price Received* | 99.3% | 99.6% | + 0.3% | 98.9% | 99.1% | + 0.2% |
| Inventory of Homes for Sale | 245 | 103 | - 58.0% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 1.0 | - 56.5% | -- | -- | -- |

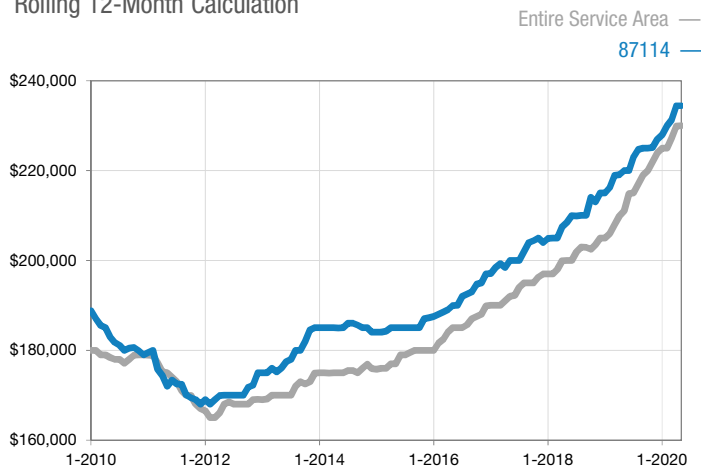
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 5-2019 | Thru 5-2020 | Percent Change |
| New Listings | 4 | 7 | + 75.0% | 21 | 24 | + 14.3% |
| Pending Sales | 2 | 8 | + 300.0% | 13 | 24 | + 84.6% |
| Closed Sales | 3 | 6 | + 100.0% | 14 | 16 | + 14.3% |
| Days on Market Until Sale | 13 | 5 | - 61.5% | 33 | 14 | - 57.6% |
| Median Sales Price* | \$162,000 | \$125,450 | - 22.6% | \$122,250 | \$130,250 | + 6.5% |
| Average Sales Price* | \$162,297 | \$159,275 | - 1.9% | \$141,778 | \$146,378 | + 3.2% |
| Percent of List Price Received* | 105.5% | 98.4% | - 6.7% | 99.5% | 98.4% | - 1.1% |
| Inventory of Homes for Sale | 8 | 1 | - 87.5% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 0.2 | - 91.7% | -- | -- | -- |

* 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.

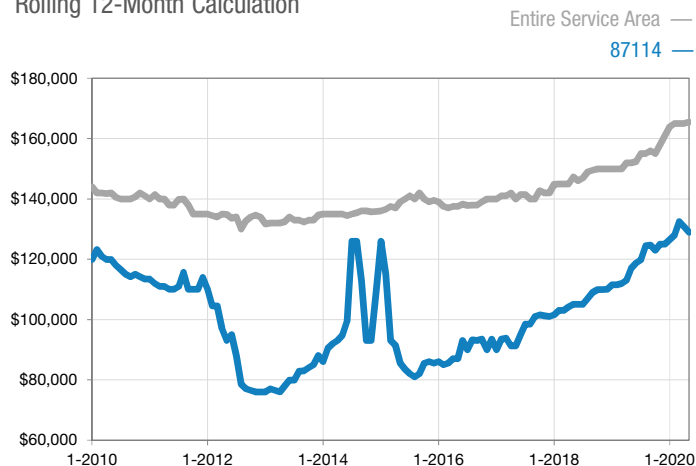
Median Sales Price - Single-Family Detached

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.