

# Local Market Update for May 2020

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



## 87109

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	52	50	- 3.8%	199	191	- 4.0%
Pending Sales	43	53	+ 23.3%	164	168	+ 2.4%
Closed Sales	40	22	- 45.0%	149	122	- 18.1%
Days on Market Until Sale	21	17	- 19.0%	39	27	- 30.8%
Median Sales Price*	\$264,500	\$249,000	- 5.9%	\$259,000	\$262,100	+ 1.2%
Average Sales Price*	\$264,452	\$264,652	+ 0.1%	\$263,628	\$279,667	+ 6.1%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.3%	98.7%	+ 0.4%
Inventory of Homes for Sale	59	32	- 45.8%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--

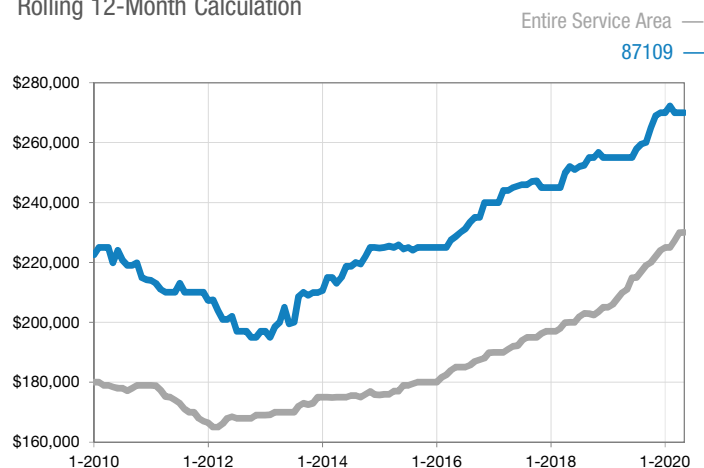
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	18	15	- 16.7%	74	86	+ 16.2%
Pending Sales	14	22	+ 57.1%	48	81	+ 68.8%
Closed Sales	10	18	+ 80.0%	47	72	+ 53.2%
Days on Market Until Sale	26	32	+ 23.1%	33	20	- 39.4%
Median Sales Price*	\$188,250	\$174,500	- 7.3%	\$149,900	\$191,000	+ 27.4%
Average Sales Price*	\$154,355	\$169,183	+ 9.6%	\$155,195	\$186,065	+ 19.9%
Percent of List Price Received*	96.4%	96.4%	0.0%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	26	10	- 61.5%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--

\* 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.

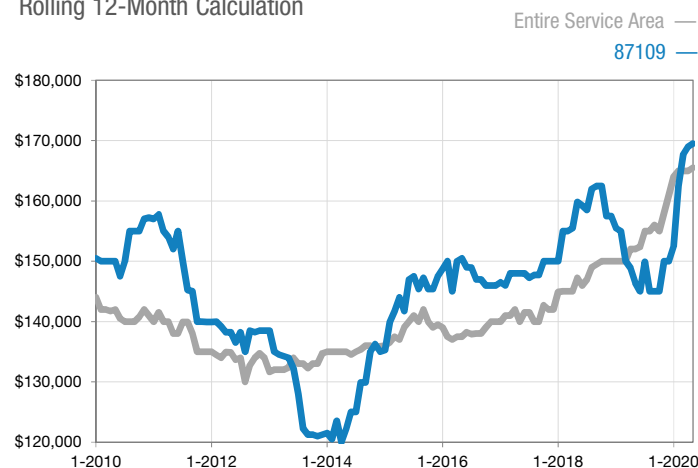
### Median Sales Price - Single-Family Detached

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.