

Local Market Update for May 2020

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	104	102	- 1.9%	467	457	- 2.1%
Pending Sales	77	86	+ 11.7%	385	341	- 11.4%
Closed Sales	78	52	- 33.3%	325	290	- 10.8%
Days on Market Until Sale	26	18	- 30.8%	49	34	- 30.6%
Median Sales Price*	\$255,450	\$257,830	+ 0.9%	\$245,000	\$256,936	+ 4.9%
Average Sales Price*	\$298,561	\$286,065	- 4.2%	\$278,315	\$281,125	+ 1.0%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	156	120	- 23.1%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

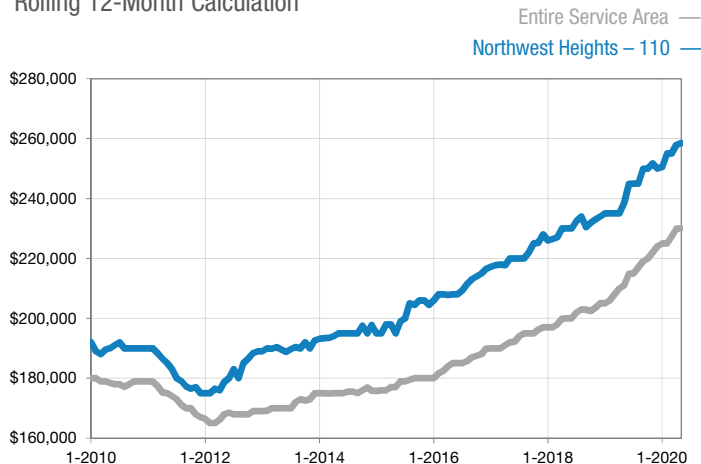
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	3	3	0.0%	35	22	- 37.1%
Pending Sales	5	2	- 60.0%	30	23	- 23.3%
Closed Sales	5	2	- 60.0%	23	24	+ 4.3%
Days on Market Until Sale	83	7	- 91.6%	33	33	0.0%
Median Sales Price*	\$135,000	\$141,500	+ 4.8%	\$178,000	\$172,500	- 3.1%
Average Sales Price*	\$139,700	\$141,500	+ 1.3%	\$193,627	\$225,257	+ 16.3%
Percent of List Price Received*	98.0%	99.0%	+ 1.0%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

* 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.

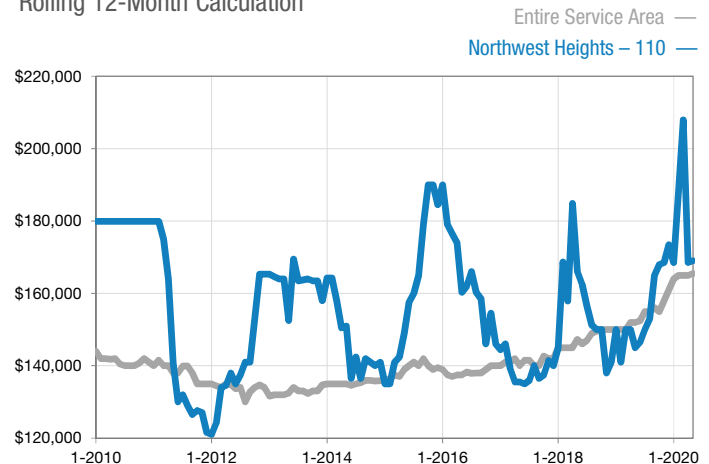
Median Sales Price - Single-Family Detached

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.