

Local Market Update for May 2020

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



87002

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	26	19	- 26.9%	116	98	- 15.5%
Pending Sales	23	31	+ 34.8%	93	100	+ 7.5%
Closed Sales	15	12	- 20.0%	68	76	+ 11.8%
Days on Market Until Sale	73	60	- 17.8%	89	70	- 21.3%
Median Sales Price*	\$170,000	\$161,700	- 4.9%	\$139,000	\$150,350	+ 8.2%
Average Sales Price*	\$201,333	\$174,142	- 13.5%	\$155,254	\$160,226	+ 3.2%
Percent of List Price Received*	98.1%	99.5%	+ 1.4%	96.9%	97.7%	+ 0.8%
Inventory of Homes for Sale	88	52	- 40.9%	--	--	--
Months Supply of Inventory	5.6	3.0	- 46.4%	--	--	--

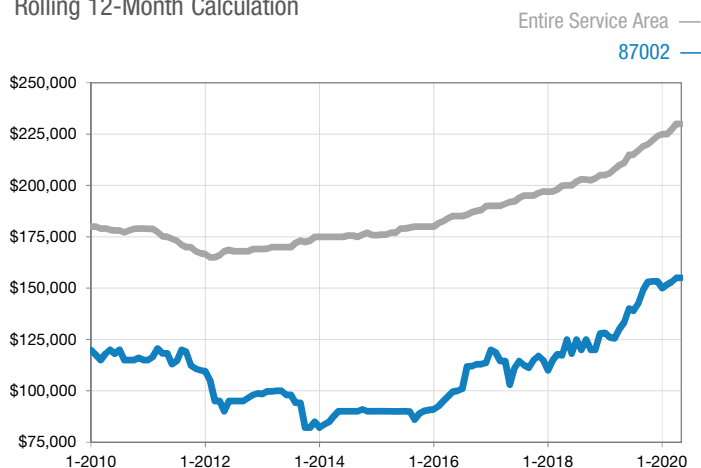
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	2	--	6	10	+ 66.7%
Pending Sales	1	1	0.0%	6	7	+ 16.7%
Closed Sales	0	0	0.0%	6	5	- 16.7%
Days on Market Until Sale	--	--	--	69	13	- 81.2%
Median Sales Price*	--	--	--	\$74,150	\$105,000	+ 41.6%
Average Sales Price*	--	--	--	\$72,217	\$105,780	+ 46.5%
Percent of List Price Received*	--	--	--	92.7%	89.8%	- 3.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--

* 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.

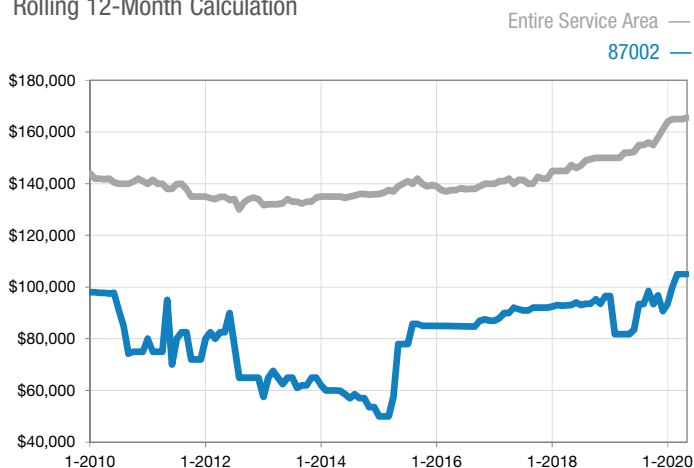
Median Sales Price - Single-Family Detached

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.