

Local Market Update for May 2020

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

| Single-Family Detached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 5-2019 | Thru 5-2020 | Percent Change |
| New Listings | 15 | 11 | - 26.7% | 67 | 58 | - 13.4% |
| Pending Sales | 13 | 9 | - 30.8% | 54 | 47 | - 13.0% |
| Closed Sales | 12 | 9 | - 25.0% | 47 | 43 | - 8.5% |
| Days on Market Until Sale | 88 | 37 | - 58.0% | 70 | 51 | - 27.1% |
| Median Sales Price* | \$279,250 | \$285,000 | + 2.1% | \$234,000 | \$285,000 | + 21.8% |
| Average Sales Price* | \$286,108 | \$333,011 | + 16.4% | \$231,690 | \$294,694 | + 27.2% |
| Percent of List Price Received* | 96.3% | 98.4% | + 2.2% | 96.6% | 97.5% | + 0.9% |
| Inventory of Homes for Sale | 28 | 30 | + 7.1% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 3.1 | + 6.9% | -- | -- | -- |

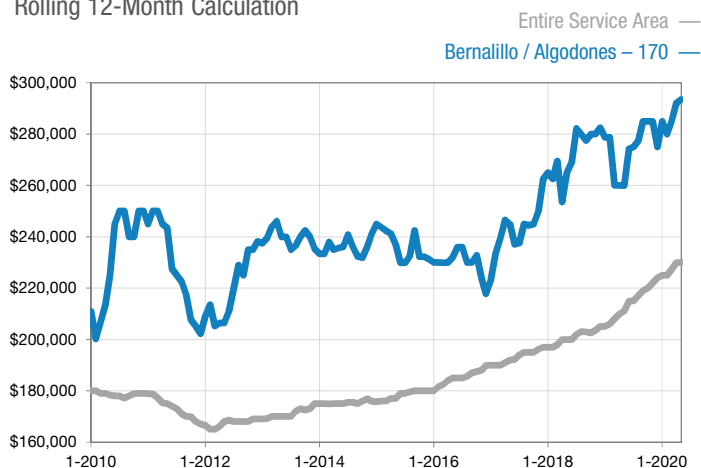
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|-----------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 5-2019 | Thru 5-2020 | Percent Change |
| New Listings | 1 | 1 | 0.0% | 3 | 2 | - 33.3% |
| Pending Sales | 0 | 1 | -- | 2 | 2 | 0.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 1 | 0.0% |
| Days on Market Until Sale | 61 | -- | -- | 61 | 14 | - 77.0% |
| Median Sales Price* | \$130,000 | -- | -- | \$130,000 | \$78,500 | - 39.6% |
| Average Sales Price* | \$130,000 | -- | -- | \$130,000 | \$78,500 | - 39.6% |
| Percent of List Price Received* | 93.9% | -- | -- | 93.9% | 112.3% | + 19.6% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | -- | -- | -- | -- | -- |

* 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.

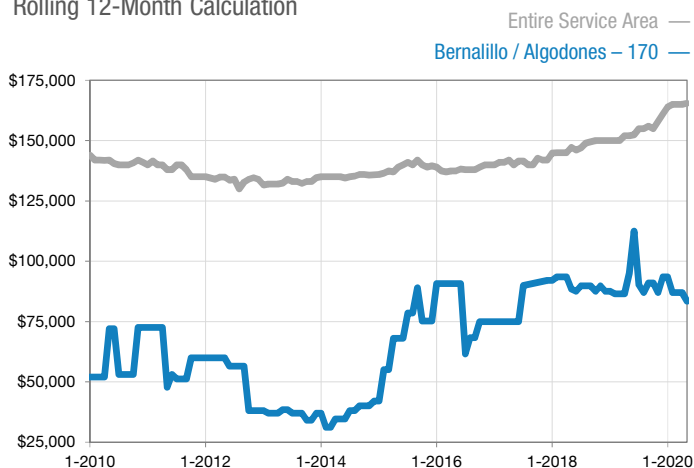
Median Sales Price - Single-Family Detached

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.