

# Local Market Update for May 2020

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	59	34	- 42.4%	221	176	- 20.4%
Pending Sales	44	36	- 18.2%	166	179	+ 7.8%
Closed Sales	37	36	- 2.7%	145	153	+ 5.5%
Days on Market Until Sale	33	14	- 57.6%	44	33	- 25.0%
Median Sales Price*	\$194,000	<b>\$186,950</b>	- 3.6%	\$175,000	<b>\$191,000</b>	+ 9.1%
Average Sales Price*	\$197,944	<b>\$200,658</b>	+ 1.4%	\$187,976	<b>\$203,578</b>	+ 8.3%
Percent of List Price Received*	99.2%	<b>99.6%</b>	+ 0.4%	98.2%	<b>99.7%</b>	+ 1.5%
Inventory of Homes for Sale	70	18	- 74.3%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--

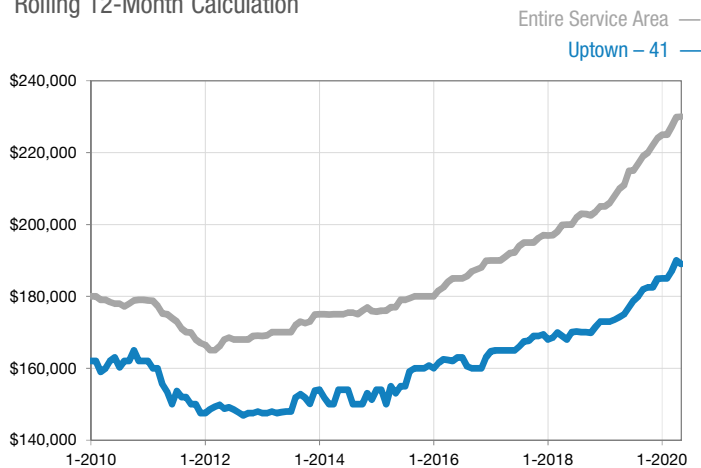
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	8	8	0.0%	44	26	- 40.9%
Pending Sales	8	10	+ 25.0%	33	27	- 18.2%
Closed Sales	9	5	- 44.4%	28	21	- 25.0%
Days on Market Until Sale	24	41	+ 70.8%	40	37	- 7.5%
Median Sales Price*	\$103,000	<b>\$100,000</b>	- 2.9%	\$102,500	<b>\$97,000</b>	- 5.4%
Average Sales Price*	\$89,278	<b>\$97,726</b>	+ 9.5%	\$92,955	<b>\$119,248</b>	+ 28.3%
Percent of List Price Received*	96.0%	<b>94.6%</b>	- 1.5%	96.6%	<b>95.5%</b>	- 1.1%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

\* 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.

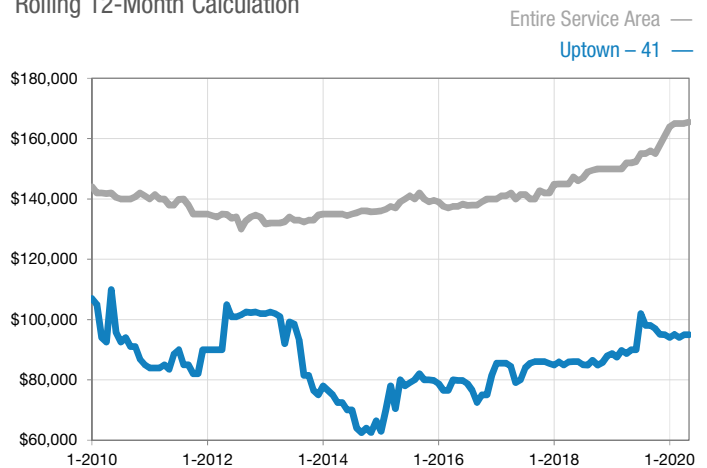
### Median Sales Price - Single-Family Detached

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.