

# Local Market Update for May 2020

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



## 87102

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	22	15	- 31.8%	91	87	- 4.4%
Pending Sales	21	22	+ 4.8%	65	66	+ 1.5%
Closed Sales	16	9	- 43.8%	50	47	- 6.0%
Days on Market Until Sale	39	25	- 35.9%	45	41	- 8.9%
Median Sales Price*	\$176,000	<b>\$168,500</b>	- 4.3%	\$159,000	<b>\$145,000</b>	- 8.8%
Average Sales Price*	\$190,753	<b>\$212,822</b>	+ 11.6%	\$170,145	<b>\$170,885</b>	+ 0.4%
Percent of List Price Received*	101.1%	<b>97.9%</b>	- 3.2%	98.1%	<b>96.6%</b>	- 1.5%
Inventory of Homes for Sale	41	30	- 26.8%	--	--	--
Months Supply of Inventory	3.5	2.6	- 25.7%	--	--	--

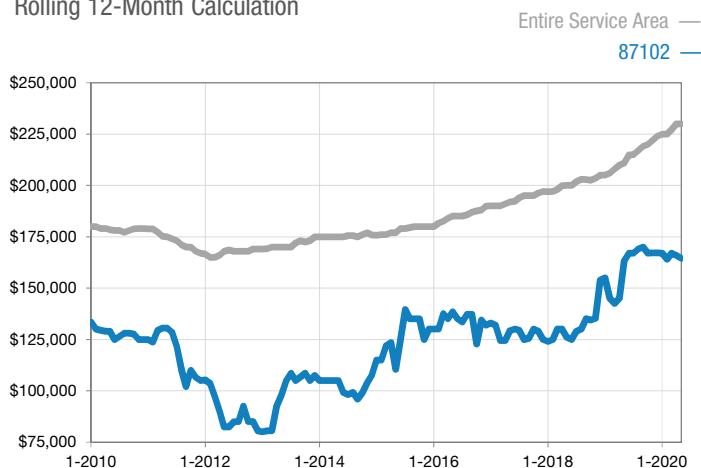
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	14	8	- 42.9%	45	39	- 13.3%
Pending Sales	3	3	0.0%	21	18	- 14.3%
Closed Sales	6	4	- 33.3%	20	23	+ 15.0%
Days on Market Until Sale	108	43	- 60.2%	83	40	- 51.8%
Median Sales Price*	\$237,750	<b>\$248,975</b>	+ 4.7%	\$176,750	<b>\$199,000</b>	+ 12.6%
Average Sales Price*	\$217,863	<b>\$251,125</b>	+ 15.3%	\$185,829	<b>\$210,039</b>	+ 13.0%
Percent of List Price Received*	96.6%	<b>96.4%</b>	- 0.2%	96.3%	<b>97.4%</b>	+ 1.1%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	7.6	5.8	- 23.7%	--	--	--

\* 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.

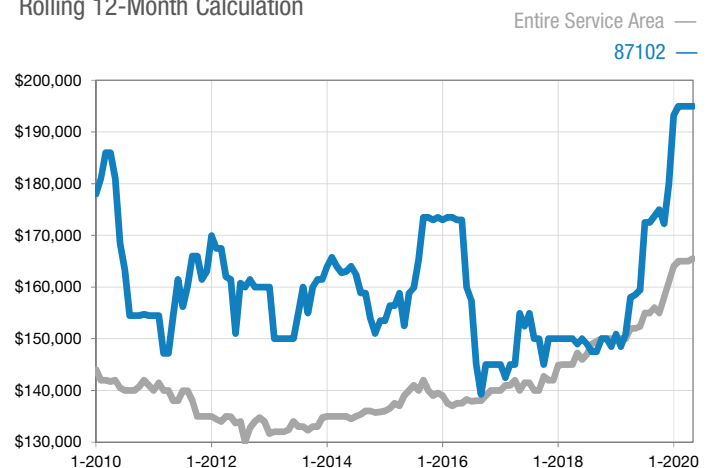
### Median Sales Price - Single-Family Detached

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.