

Local Market Update for May 2020

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	37	30	- 18.9%	158	122	- 22.8%
Pending Sales	29	29	0.0%	121	102	- 15.7%
Closed Sales	23	16	- 30.4%	104	81	- 22.1%
Days on Market Until Sale	23	10	- 56.5%	34	29	- 14.7%
Median Sales Price*	\$300,000	\$411,000	+ 37.0%	\$382,000	\$385,000	+ 0.8%
Average Sales Price*	\$401,676	\$407,926	+ 1.6%	\$445,134	\$408,995	- 8.1%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.6%	99.0%	+ 0.4%
Inventory of Homes for Sale	41	32	- 22.0%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--

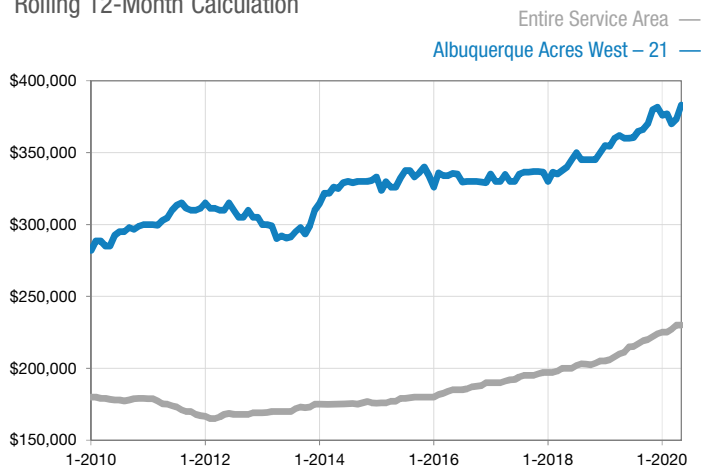
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	3	--	5	3	- 40.0%
Pending Sales	0	3	--	6	3	- 50.0%
Closed Sales	0	1	--	6	2	- 66.7%
Days on Market Until Sale	--	0	--	44	7	- 84.1%
Median Sales Price*	--	\$215,000	--	\$211,500	\$210,000	- 0.7%
Average Sales Price*	--	\$215,000	--	\$228,000	\$210,000	- 7.9%
Percent of List Price Received*	--	100.0%	--	98.7%	100.0%	+ 1.3%
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.

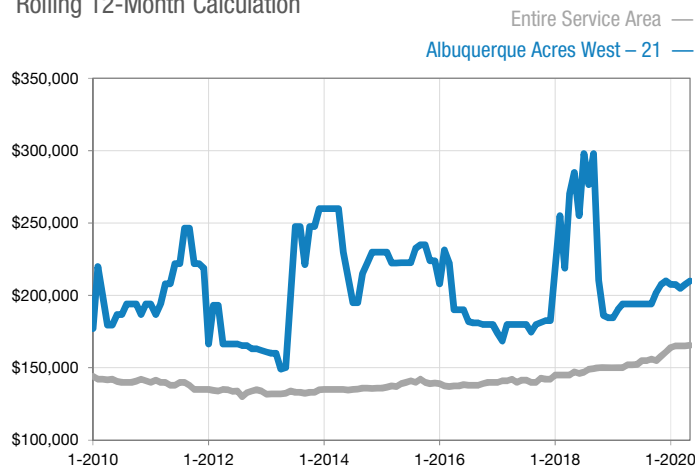
Median Sales Price - Single-Family Detached

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.