

# Local Market Update for May 2020

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



## 87111

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	88	89	+ 1.1%	436	390	- 10.6%
Pending Sales	63	98	+ 55.6%	321	346	+ 7.8%
Closed Sales	84	50	- 40.5%	270	284	+ 5.2%
Days on Market Until Sale	40	24	- 40.0%	42	37	- 11.9%
Median Sales Price*	\$337,500	<b>\$285,000</b>	- 15.6%	\$307,250	<b>\$290,000</b>	- 5.6%
Average Sales Price*	\$378,266	<b>\$317,443</b>	- 16.1%	\$372,772	<b>\$335,897</b>	- 9.9%
Percent of List Price Received*	98.3%	<b>98.5%</b>	+ 0.2%	98.1%	<b>98.4%</b>	+ 0.3%
Inventory of Homes for Sale	146	87	- 40.4%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--

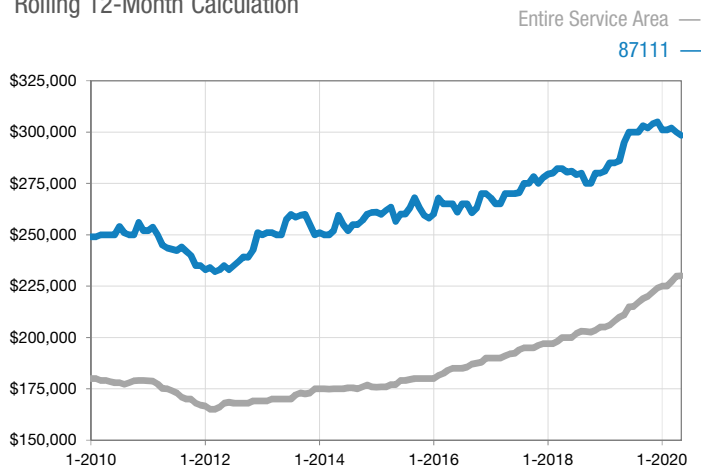
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	33	18	- 45.5%	117	93	- 20.5%
Pending Sales	24	16	- 33.3%	91	76	- 16.5%
Closed Sales	25	16	- 36.0%	75	74	- 1.3%
Days on Market Until Sale	22	14	- 36.4%	35	36	+ 2.9%
Median Sales Price*	\$181,000	<b>\$185,000</b>	+ 2.2%	\$189,000	<b>\$187,250</b>	- 0.9%
Average Sales Price*	\$203,892	<b>\$208,088</b>	+ 2.1%	\$202,189	<b>\$208,087</b>	+ 2.9%
Percent of List Price Received*	97.7%	<b>97.8%</b>	+ 0.1%	97.6%	<b>98.2%</b>	+ 0.6%
Inventory of Homes for Sale	32	16	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--

\* 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.

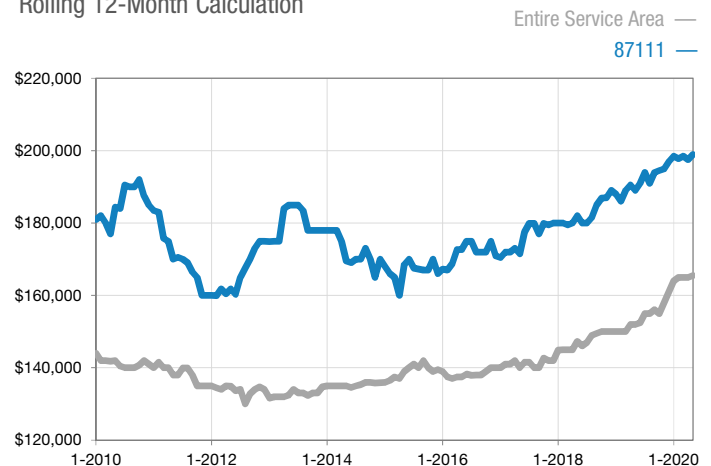
### Median Sales Price - Single-Family Detached

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.