

Local Market Update for May 2020

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



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Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	78	71	- 9.0%	299	292	- 2.3%
Pending Sales	59	65	+ 10.2%	216	257	+ 19.0%
Closed Sales	48	45	- 6.3%	182	213	+ 17.0%
Days on Market Until Sale	22	20	- 9.1%	37	27	- 27.0%
Median Sales Price*	\$260,000	\$273,000	+ 5.0%	\$233,000	\$247,500	+ 6.2%
Average Sales Price*	\$256,306	\$302,039	+ 17.8%	\$247,581	\$266,639	+ 7.7%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	97.9%	99.2%	+ 1.3%
Inventory of Homes for Sale	106	63	- 40.6%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--

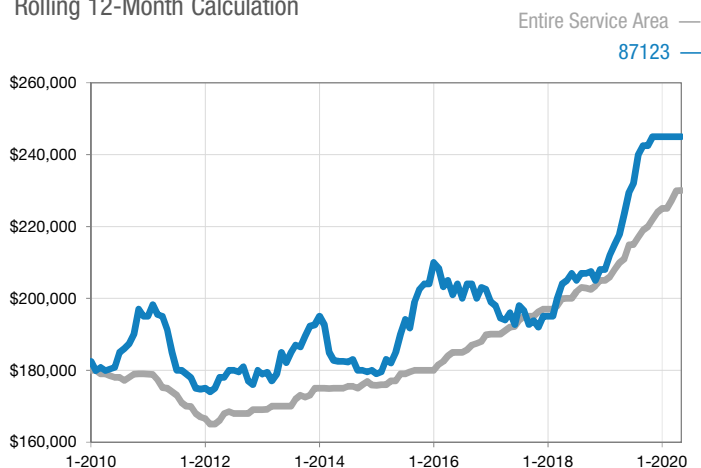
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	7	18	+ 157.1%	60	67	+ 11.7%
Pending Sales	14	17	+ 21.4%	49	70	+ 42.9%
Closed Sales	12	12	0.0%	41	52	+ 26.8%
Days on Market Until Sale	26	61	+ 134.6%	94	59	- 37.2%
Median Sales Price*	\$194,750	\$190,000	- 2.4%	\$185,000	\$194,500	+ 5.1%
Average Sales Price*	\$203,083	\$196,850	- 3.1%	\$196,285	\$193,356	- 1.5%
Percent of List Price Received*	99.7%	98.5%	- 1.2%	98.7%	98.2%	- 0.5%
Inventory of Homes for Sale	34	17	- 50.0%	--	--	--
Months Supply of Inventory	3.6	1.5	- 58.3%	--	--	--

* 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.

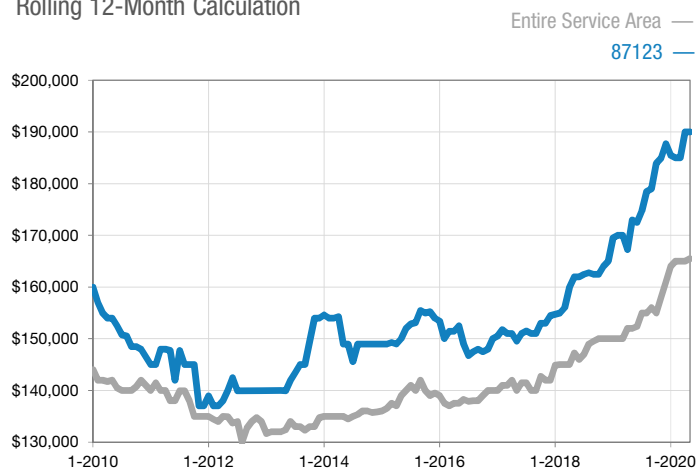
Median Sales Price - Single-Family Detached

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.