

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	34	42	+ 23.5%	168	182	+ 8.3%
Pending Sales	32	38	+ 18.8%	131	150	+ 14.5%
Closed Sales	33	27	- 18.2%	131	113	- 13.7%
Days on Market Until Sale	48	20	- 58.3%	53	38	- 28.3%
Median Sales Price*	\$160,000	\$225,000	+ 40.6%	\$175,000	\$180,000	+ 2.9%
Average Sales Price*	\$237,904	\$224,956	- 5.4%	\$209,336	\$214,070	+ 2.3%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	97.8%	97.6%	- 0.2%
Inventory of Homes for Sale	61	36	- 41.0%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--

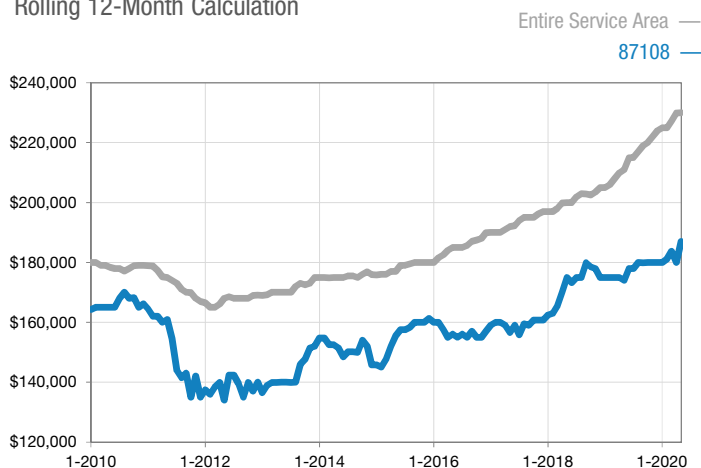
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	3	6	+ 100.0%	18	27	+ 50.0%
Pending Sales	1	4	+ 300.0%	13	17	+ 30.8%
Closed Sales	6	2	- 66.7%	16	15	- 6.3%
Days on Market Until Sale	113	5	- 95.6%	77	22	- 71.4%
Median Sales Price*	\$98,500	\$107,500	+ 9.1%	\$119,500	\$110,000	- 7.9%
Average Sales Price*	\$136,780	\$107,500	- 21.4%	\$147,663	\$152,625	+ 3.4%
Percent of List Price Received*	95.5%	99.1%	+ 3.8%	94.9%	96.1%	+ 1.3%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	2.4	3.8	+ 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.

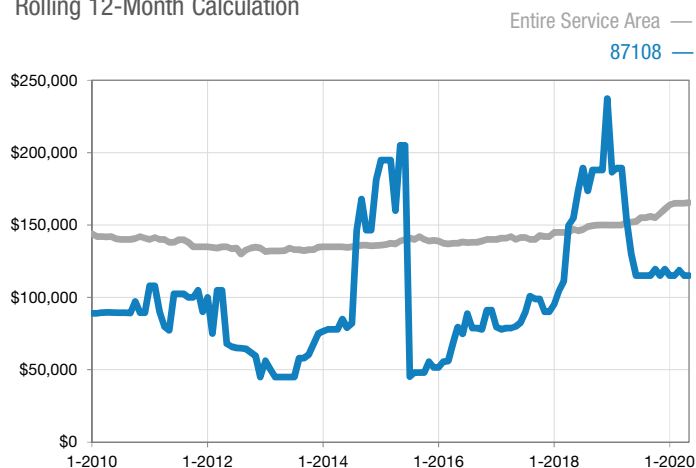
Median Sales Price - Single-Family Detached

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.