

Local Market Update for May 2020

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	28	11	- 60.7%	112	85	- 24.1%
Pending Sales	21	16	- 23.8%	94	70	- 25.5%
Closed Sales	19	13	- 31.6%	81	58	- 28.4%
Days on Market Until Sale	55	39	- 29.1%	68	41	- 39.7%
Median Sales Price*	\$145,000	\$162,000	+ 11.7%	\$150,000	\$149,900	- 0.1%
Average Sales Price*	\$149,777	\$197,060	+ 31.6%	\$152,622	\$155,160	+ 1.7%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	97.6%	97.4%	- 0.2%
Inventory of Homes for Sale	40	26	- 35.0%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

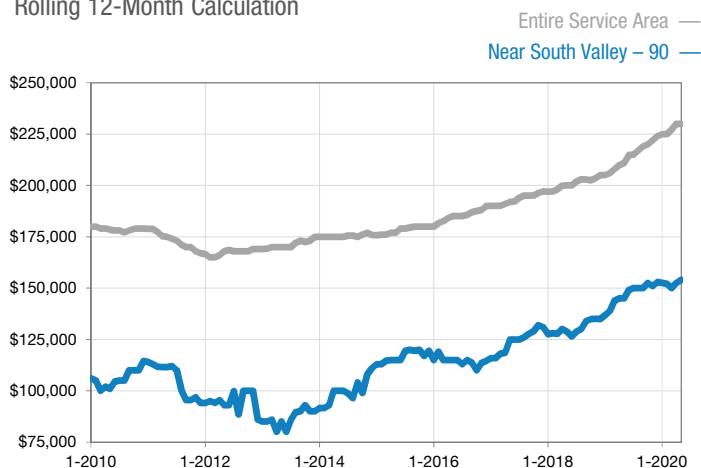
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	1	2	+ 100.0%	2	7	+ 250.0%
Pending Sales	0	1	--	2	5	+ 150.0%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Days on Market Until Sale	219	5	- 97.7%	70	14	- 80.0%
Median Sales Price*	\$96,000	\$42,000	- 56.3%	\$56,250	\$107,400	+ 90.9%
Average Sales Price*	\$96,000	\$42,000	- 56.3%	\$65,750	\$93,780	+ 42.6%
Percent of List Price Received*	97.0%	85.7%	- 11.6%	92.0%	91.4%	- 0.7%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.6	+ 225.0%	--	--	--

* 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.

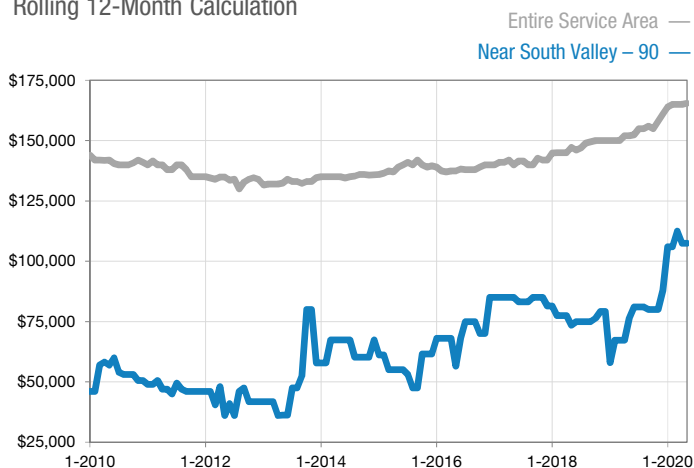
Median Sales Price - Single-Family Detached

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.