

Local Market Update for May 2020

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	33	26	- 21.2%	92	87	- 5.4%
Pending Sales	12	23	+ 91.7%	55	65	+ 18.2%
Closed Sales	14	11	- 21.4%	50	48	- 4.0%
Days on Market Until Sale	43	13	- 69.8%	53	34	- 35.8%
Median Sales Price*	\$304,000	\$294,000	- 3.3%	\$304,500	\$315,500	+ 3.6%
Average Sales Price*	\$366,143	\$348,545	- 4.8%	\$345,650	\$365,778	+ 5.8%
Percent of List Price Received*	96.1%	99.1%	+ 3.1%	96.6%	98.2%	+ 1.7%
Inventory of Homes for Sale	58	32	- 44.8%	--	--	--
Months Supply of Inventory	4.9	2.6	- 46.9%	--	--	--

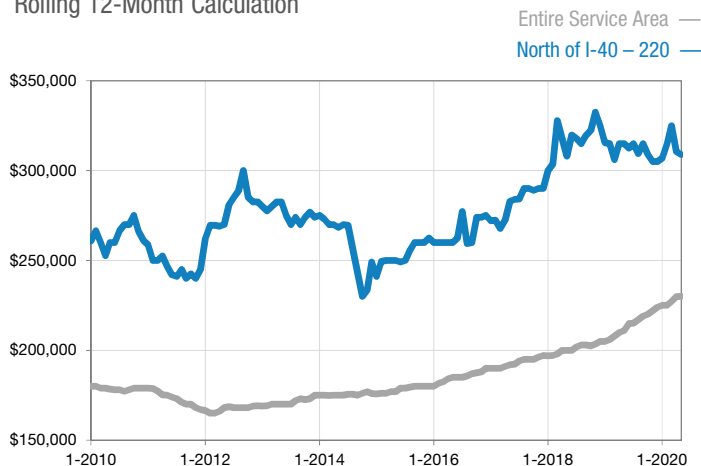
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	1	--	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

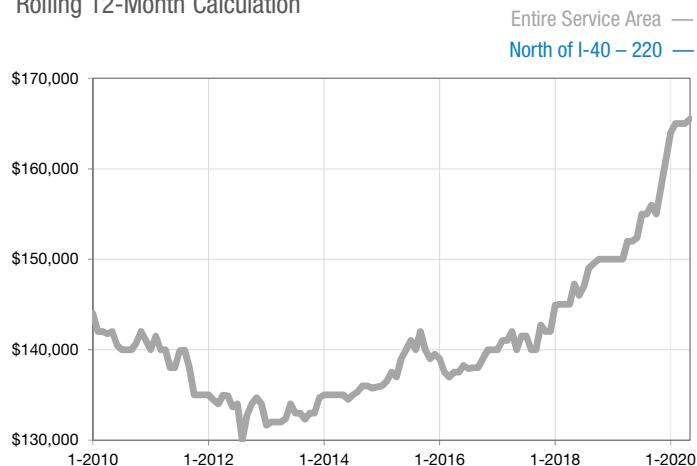
Median Sales Price - Single-Family Detached

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.