

Local Market Update for May 2020

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	99	89	- 10.1%	448	401	- 10.5%
Pending Sales	73	102	+ 39.7%	414	390	- 5.8%
Closed Sales	96	62	- 35.4%	396	324	- 18.2%
Days on Market Until Sale	21	10	- 52.4%	32	29	- 9.4%
Median Sales Price*	\$163,000	\$172,250	+ 5.7%	\$155,500	\$172,750	+ 11.1%
Average Sales Price*	\$166,818	\$175,671	+ 5.3%	\$161,661	\$177,890	+ 10.0%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	99.4%	99.6%	+ 0.2%
Inventory of Homes for Sale	114	39	- 65.8%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--

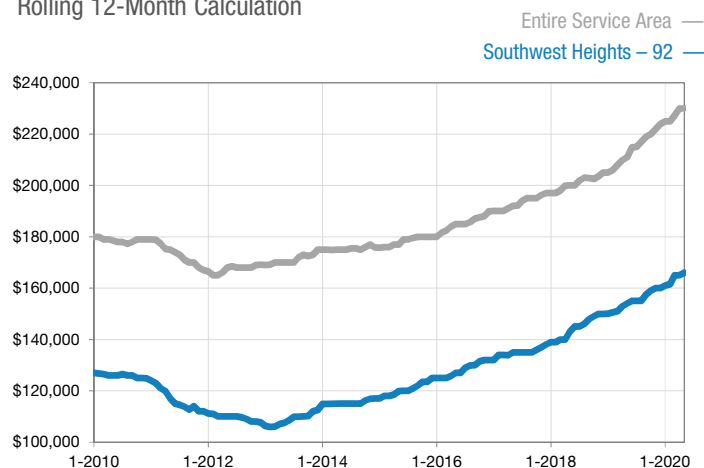
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	4	4	0.0%	16	14	- 12.5%
Pending Sales	3	4	+ 33.3%	15	15	0.0%
Closed Sales	4	5	+ 25.0%	10	13	+ 30.0%
Days on Market Until Sale	50	13	- 74.0%	44	51	+ 15.9%
Median Sales Price*	\$122,500	\$101,000	- 17.6%	\$104,950	\$142,000	+ 35.3%
Average Sales Price*	\$131,475	\$106,200	- 19.2%	\$117,660	\$132,815	+ 12.9%
Percent of List Price Received*	103.9%	100.9%	- 2.9%	101.0%	99.1%	- 1.9%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	3.2	0.8	- 75.0%	--	--	--

* 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.

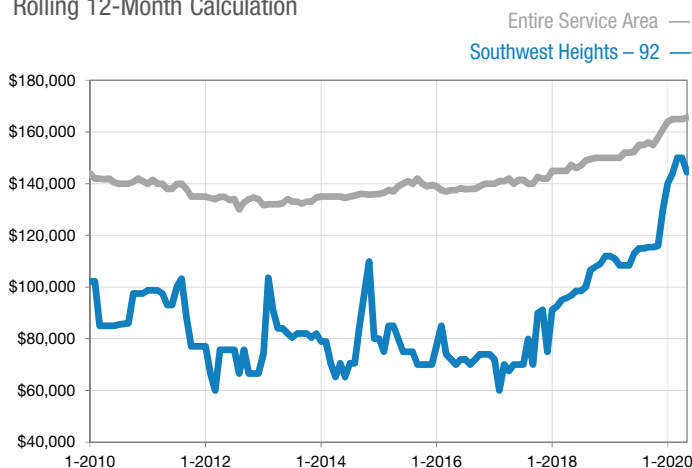
Median Sales Price - Single-Family Detached

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.