

Local Market Update for May 2020

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



87113

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	33	24	- 27.3%	139	100	- 28.1%
Pending Sales	32	22	- 31.3%	109	86	- 21.1%
Closed Sales	24	14	- 41.7%	85	74	- 12.9%
Days on Market Until Sale	22	12	- 45.5%	35	26	- 25.7%
Median Sales Price*	\$285,500	\$295,000	+ 3.3%	\$296,500	\$308,150	+ 3.9%
Average Sales Price*	\$270,929	\$335,551	+ 23.9%	\$318,321	\$322,920	+ 1.4%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	98.6%	99.1%	+ 0.5%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--

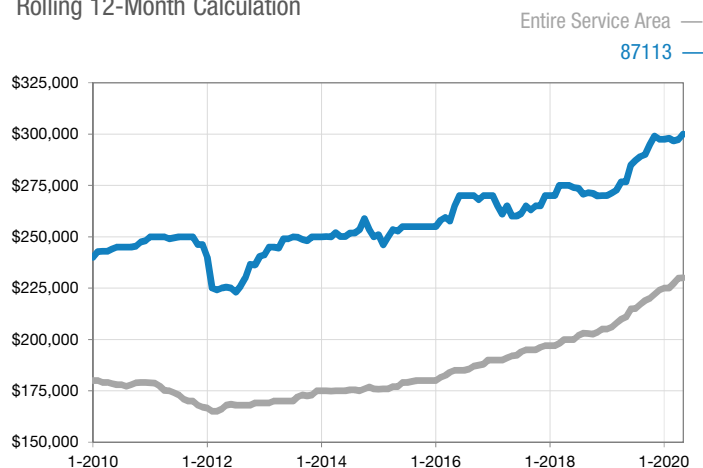
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	1	6	+ 500.0%	6	20	+ 233.3%
Pending Sales	1	8	+ 700.0%	11	20	+ 81.8%
Closed Sales	1	6	+ 500.0%	8	15	+ 87.5%
Days on Market Until Sale	210	4	- 98.1%	63	5	- 92.1%
Median Sales Price*	\$150,000	\$157,500	+ 5.0%	\$186,250	\$152,000	- 18.4%
Average Sales Price*	\$150,000	\$156,167	+ 4.1%	\$186,438	\$151,160	- 18.9%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
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.

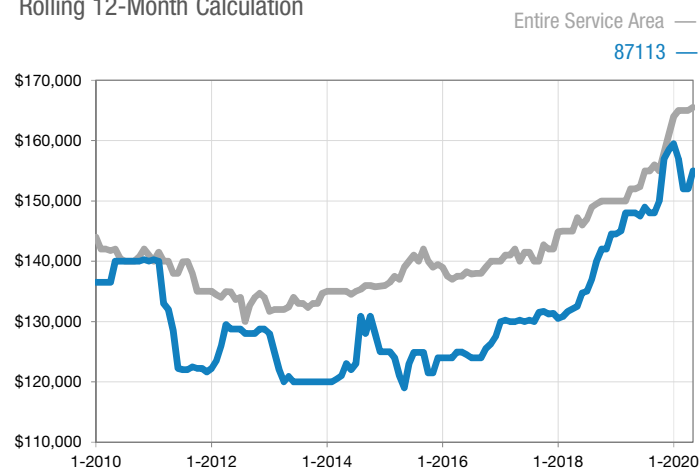
Median Sales Price - Single-Family Detached

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.