

Local Market Update for May 2020

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	12	7	- 41.7%	42	31	- 26.2%
Pending Sales	9	9	0.0%	35	18	- 48.6%
Closed Sales	9	4	- 55.6%	26	14	- 46.2%
Days on Market Until Sale	26	55	+ 111.5%	46	63	+ 37.0%
Median Sales Price*	\$263,000	\$195,000	- 25.9%	\$247,500	\$217,500	- 12.1%
Average Sales Price*	\$307,211	\$194,250	- 36.8%	\$255,200	\$220,375	- 13.6%
Percent of List Price Received*	97.1%	98.9%	+ 1.9%	97.1%	96.8%	- 0.3%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	2.9	3.9	+ 34.5%	--	--	--

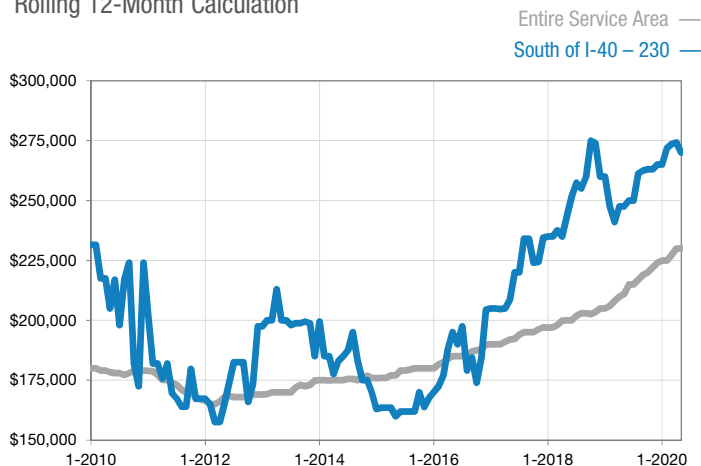
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
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	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.

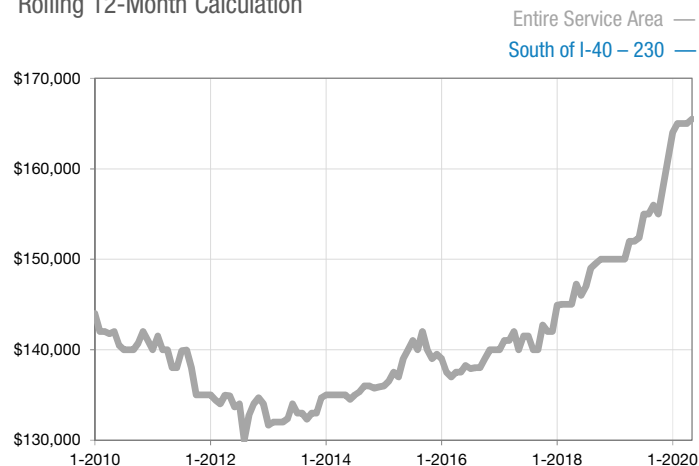
Median Sales Price - Single-Family Detached

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.