

# Local Market Update for May 2020

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	37	27	- 27.0%	150	143	- 4.7%
Pending Sales	24	19	- 20.8%	91	90	- 1.1%
Closed Sales	24	17	- 29.2%	87	80	- 8.0%
Days on Market Until Sale	23	19	- 17.4%	45	33	- 26.7%
Median Sales Price*	\$246,800	<b>\$239,900</b>	- 2.8%	\$243,500	<b>\$248,750</b>	+ 2.2%
Average Sales Price*	\$309,993	<b>\$255,488</b>	- 17.6%	\$267,021	<b>\$259,317</b>	- 2.9%
Percent of List Price Received*	97.8%	<b>98.4%</b>	+ 0.6%	97.4%	<b>97.8%</b>	+ 0.4%
Inventory of Homes for Sale	67	38	- 43.3%	--	--	--
Months Supply of Inventory	4.1	2.1	- 48.8%	--	--	--

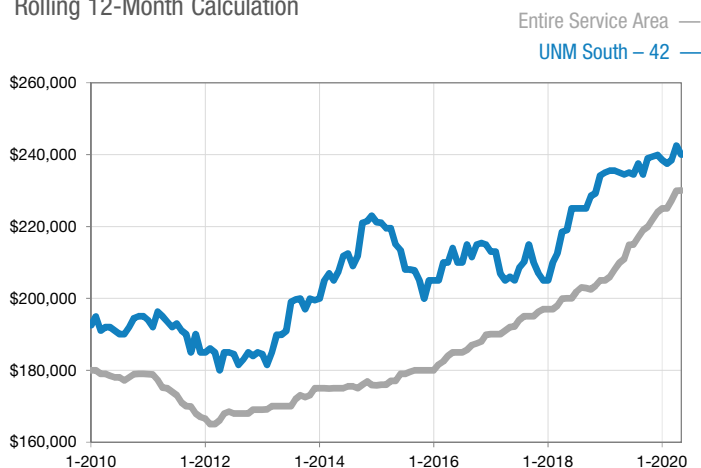
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	5	4	- 20.0%	22	28	+ 27.3%
Pending Sales	2	3	+ 50.0%	9	17	+ 88.9%
Closed Sales	3	4	+ 33.3%	10	19	+ 90.0%
Days on Market Until Sale	108	38	- 64.8%	78	32	- 59.0%
Median Sales Price*	\$73,000	<b>\$118,750</b>	+ 62.7%	\$101,500	<b>\$69,900</b>	- 31.1%
Average Sales Price*	\$156,067	<b>\$144,400</b>	- 7.5%	\$170,663	<b>\$152,157</b>	- 10.8%
Percent of List Price Received*	91.1%	<b>121.1%</b>	+ 32.9%	92.2%	<b>101.9%</b>	+ 10.5%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	5.9	4.2	- 28.8%	--	--	--

\* 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.

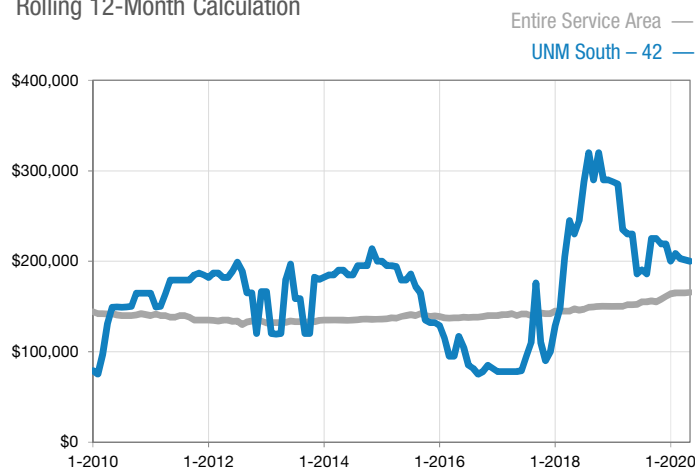
### Median Sales Price - Single-Family Detached

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.