

Local Market Update for May 2020

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



87107

| Single-Family Detached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 5-2019 | Thru 5-2020 | Percent Change |
| New Listings | 42 | 40 | - 4.8% | 183 | 165 | - 9.8% |
| Pending Sales | 26 | 35 | + 34.6% | 123 | 126 | + 2.4% |
| Closed Sales | 26 | 22 | - 15.4% | 114 | 113 | - 0.9% |
| Days on Market Until Sale | 51 | 25 | - 51.0% | 53 | 49 | - 7.5% |
| Median Sales Price* | \$322,500 | \$312,000 | - 3.3% | \$245,000 | \$255,000 | + 4.1% |
| Average Sales Price* | \$344,635 | \$381,469 | + 10.7% | \$335,269 | \$363,094 | + 8.3% |
| Percent of List Price Received* | 99.4% | 97.7% | - 1.7% | 96.6% | 98.1% | + 1.6% |
| Inventory of Homes for Sale | 82 | 48 | - 41.5% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 2.1 | - 36.4% | -- | -- | -- |

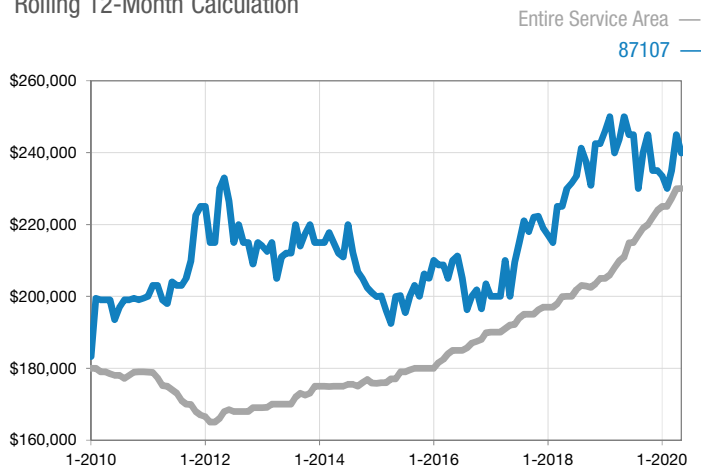
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 5-2019 | Thru 5-2020 | Percent Change |
| New Listings | 6 | 14 | + 133.3% | 30 | 40 | + 33.3% |
| Pending Sales | 4 | 13 | + 225.0% | 21 | 34 | + 61.9% |
| Closed Sales | 7 | 4 | - 42.9% | 23 | 21 | - 8.7% |
| Days on Market Until Sale | 10 | 25 | + 150.0% | 27 | 31 | + 14.8% |
| Median Sales Price* | \$167,000 | \$147,700 | - 11.6% | \$165,000 | \$165,000 | 0.0% |
| Average Sales Price* | \$161,429 | \$198,850 | + 23.2% | \$171,761 | \$184,681 | + 7.5% |
| Percent of List Price Received* | 99.7% | 98.8% | - 0.9% | 99.2% | 98.0% | - 1.2% |
| Inventory of Homes for Sale | 11 | 6 | - 45.5% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 0.9 | - 60.9% | -- | -- | -- |

* 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.

Median Sales Price - Single-Family Detached

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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

