

Local Market Update for May 2021

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



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Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	28	41	+ 46.4%	187	187	0.0%
Pending Sales	23	45	+ 95.7%	144	179	+ 24.3%
Closed Sales	32	37	+ 15.6%	123	169	+ 37.4%
Days on Market Until Sale	26	22	- 15.4%	38	21	- 44.7%
Median Sales Price*	\$187,450	\$225,000	+ 20.0%	\$165,000	\$200,000	+ 21.2%
Average Sales Price*	\$216,589	\$251,480	+ 16.1%	\$193,503	\$236,254	+ 22.1%
Percent of List Price Received*	98.1%	100.7%	+ 2.7%	97.6%	99.9%	+ 2.4%
Inventory of Homes for Sale	66	24	- 63.6%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--

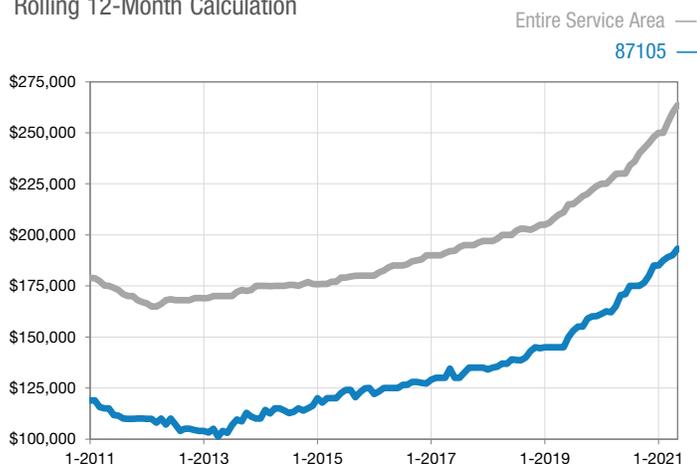
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	4	1	- 75.0%	14	9	- 35.7%
Pending Sales	3	1	- 66.7%	12	8	- 33.3%
Closed Sales	1	1	0.0%	10	7	- 30.0%
Days on Market Until Sale	5	1	- 80.0%	15	20	+ 33.3%
Median Sales Price*	\$42,000	\$212,000	+ 404.8%	\$117,000	\$212,000	+ 81.2%
Average Sales Price*	\$42,000	\$212,000	+ 404.8%	\$116,590	\$209,742	+ 79.9%
Percent of List Price Received*	85.7%	106.5%	+ 24.3%	95.1%	100.8%	+ 6.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--

* 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.

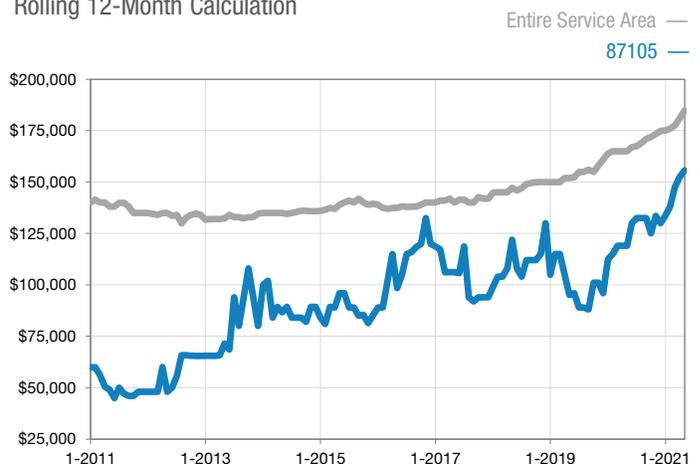
Median Sales Price - Single-Family Detached

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.