

# Local Market Update for May 2021

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



## 87031

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	56	74	+ 32.1%	263	276	+ 4.9%
Pending Sales	46	69	+ 50.0%	219	259	+ 18.3%
Closed Sales	39	44	+ 12.8%	180	217	+ 20.6%
Days on Market Until Sale	36	14	- 61.1%	50	30	- 40.0%
Median Sales Price*	\$199,000	\$260,084	+ 30.7%	\$215,250	\$245,000	+ 13.8%
Average Sales Price*	\$214,071	\$271,639	+ 26.9%	\$219,167	\$261,440	+ 19.3%
Percent of List Price Received*	98.0%	100.2%	+ 2.2%	98.5%	99.9%	+ 1.4%
Inventory of Homes for Sale	110	47	- 57.3%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--

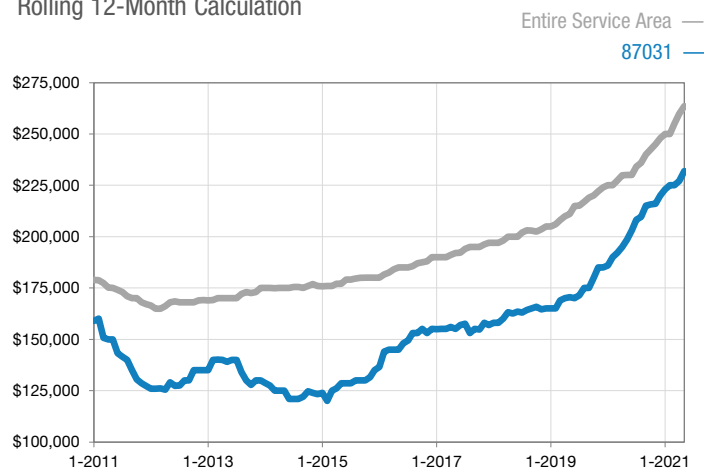
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	0	2	--	12	14	+ 16.7%
Pending Sales	2	1	- 50.0%	14	13	- 7.1%
Closed Sales	4	3	- 25.0%	14	11	- 21.4%
Days on Market Until Sale	18	1	- 94.4%	31	7	- 77.4%
Median Sales Price*	\$148,410	\$145,000	- 2.3%	\$144,660	\$145,000	+ 0.2%
Average Sales Price*	\$145,830	\$160,833	+ 10.3%	\$145,959	\$155,673	+ 6.7%
Percent of List Price Received*	98.1%	101.3%	+ 3.3%	98.6%	100.9%	+ 2.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

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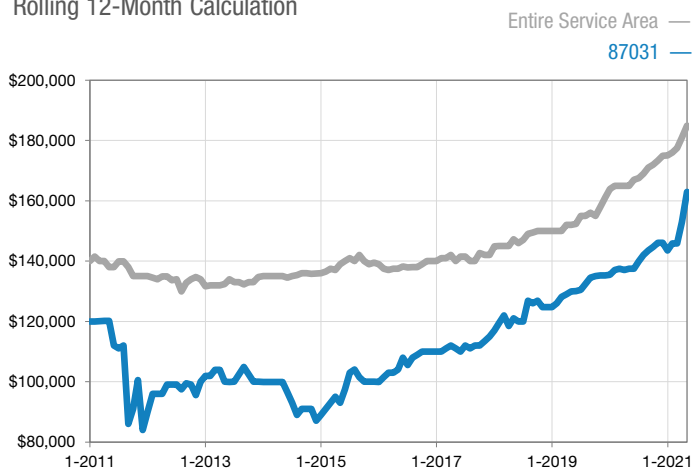
### Median Sales Price - Single-Family Detached

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.