

Local Market Update for May 2021

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	34	49	+ 44.1%	176	188	+ 6.8%
Pending Sales	31	48	+ 54.8%	170	181	+ 6.5%
Closed Sales	36	39	+ 8.3%	153	159	+ 3.9%
Days on Market Until Sale	14	13	- 7.1%	33	15	- 54.5%
Median Sales Price*	\$186,950	\$226,000	+ 20.9%	\$191,000	\$235,000	+ 23.0%
Average Sales Price*	\$200,658	\$248,649	+ 23.9%	\$203,578	\$245,676	+ 20.7%
Percent of List Price Received*	99.6%	102.3%	+ 2.7%	99.7%	100.7%	+ 1.0%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

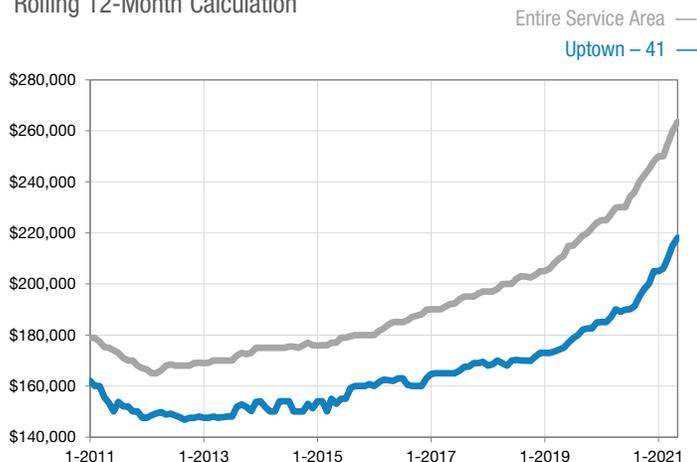
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	8	5	- 37.5%	26	21	- 19.2%
Pending Sales	6	6	0.0%	22	19	- 13.6%
Closed Sales	5	2	- 60.0%	21	17	- 19.0%
Days on Market Until Sale	41	1	- 97.6%	37	12	- 67.6%
Median Sales Price*	\$100,000	\$79,250	- 20.8%	\$97,000	\$95,000	- 2.1%
Average Sales Price*	\$97,726	\$79,250	- 18.9%	\$119,248	\$121,838	+ 2.2%
Percent of List Price Received*	94.6%	104.3%	+ 10.3%	95.5%	100.5%	+ 5.2%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.0	0.4	- 80.0%	--	--	--

* 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.

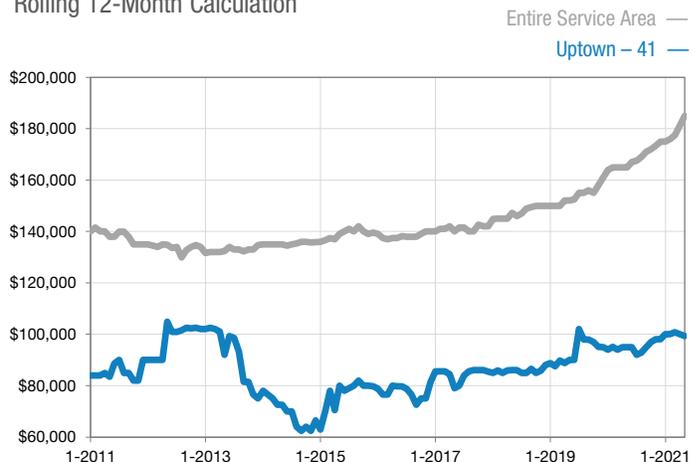
Median Sales Price - Single-Family Detached

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.