

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		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	72	71	- 1.4%	293	288	- 1.7%
Pending Sales	60	64	+ 6.7%	252	278	+ 10.3%
Closed Sales	46	48	+ 4.3%	214	229	+ 7.0%
Days on Market Until Sale	20	12	- 40.0%	27	23	- 14.8%
Median Sales Price*	\$275,500	\$290,000	+ 5.3%	\$247,750	\$290,000	+ 17.1%
Average Sales Price*	\$302,173	\$297,454	- 1.6%	\$266,866	\$305,008	+ 14.3%
Percent of List Price Received*	98.4%	102.2%	+ 3.9%	99.2%	100.2%	+ 1.0%
Inventory of Homes for Sale	70	34	- 51.4%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

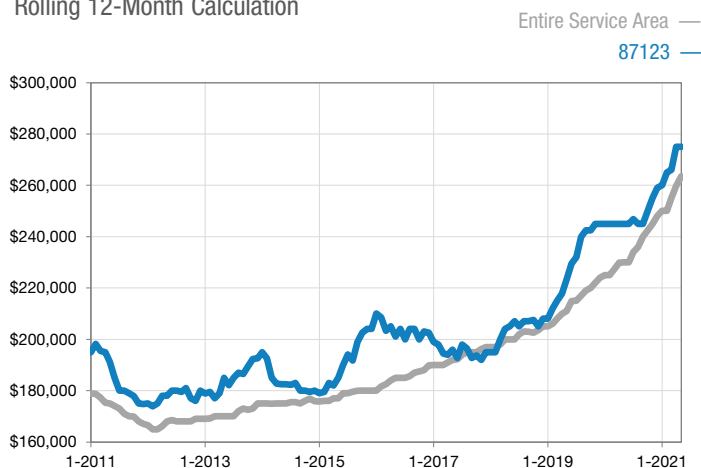
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	18	14	- 22.2%	67	104	+ 55.2%
Pending Sales	15	19	+ 26.7%	67	104	+ 55.2%
Closed Sales	12	18	+ 50.0%	52	61	+ 17.3%
Days on Market Until Sale	61	4	- 93.4%	59	12	- 79.7%
Median Sales Price*	\$190,000	\$213,500	+ 12.4%	\$194,500	\$221,000	+ 13.6%
Average Sales Price*	\$196,850	\$225,022	+ 14.3%	\$193,356	\$221,961	+ 14.8%
Percent of List Price Received*	98.5%	101.6%	+ 3.1%	98.2%	100.6%	+ 2.4%
Inventory of Homes for Sale	23	4	- 82.6%	--	--	--
Months Supply of Inventory	2.0	0.2	- 90.0%	--	--	--

* 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.

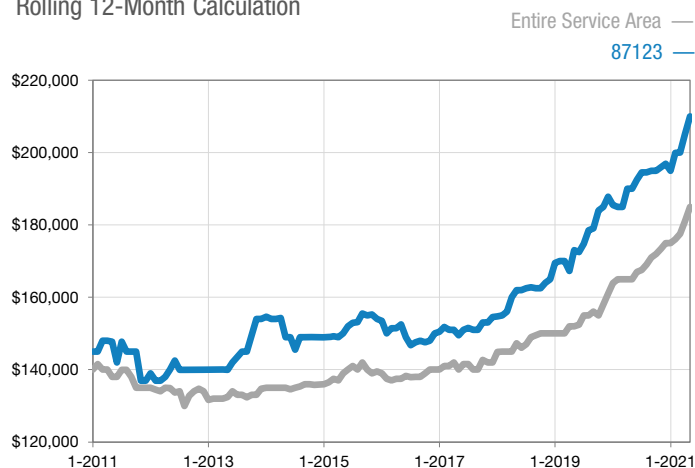
Median Sales Price - Single-Family Detached

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.