Local Market Update for May 2021

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

gaar

87109

Single-Family Detached

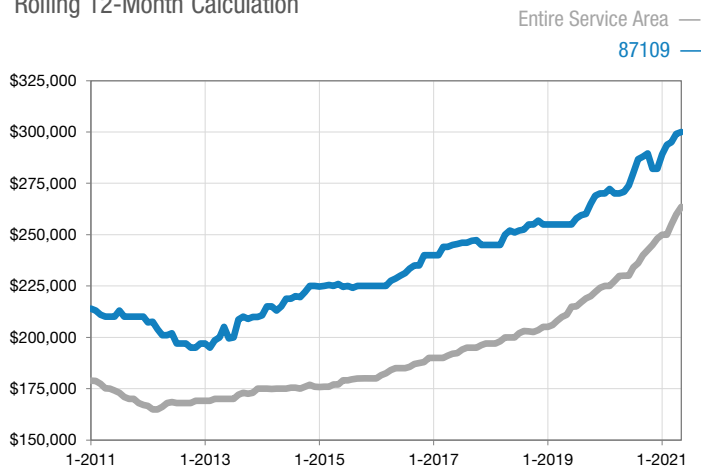| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	51	34	- 33.3%	192	173	- 9.9%
Pending Sales	48	31	- 35.4%	162	162	0.0%
Closed Sales	23	31	+ 34.8%	123	144	+ 17.1%
Days on Market Until Sale	16	11	- 31.3%	27	13	- 51.9%
Median Sales Price*	$260,000	$345,000	+ 32.7%	$262,800	$311,200	+ 18.4%
Average Sales Price*	$267,096	$353,408	+ 32.3%	$279,879	$325,868	+ 16.4%
Percent of List Price Received*	98.3%	102.9%	+ 4.7%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	44	17	- 61.4%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--

* 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

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	15	16	+ 6.7%	86	77	- 10.5%
Pending Sales	17	19	+ 11.8%	76	73	- 3.9%
Closed Sales	18	15	- 16.7%	72	65	- 9.7%
Days on Market Until Sale	32	8	- 75.0%	20	8	- 60.0%
Median Sales Price*	$174,500	$212,000	+ 21.5%	$191,000	$195,000	+ 2.1%
Average Sales Price*	$169,183	$199,567	+ 18.0%	$186,065	$183,725	- 1.3%
Percent of List Price Received*	96.4%	100.2%	+ 3.9%	98.3%	99.7%	+ 1.4%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

* 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.
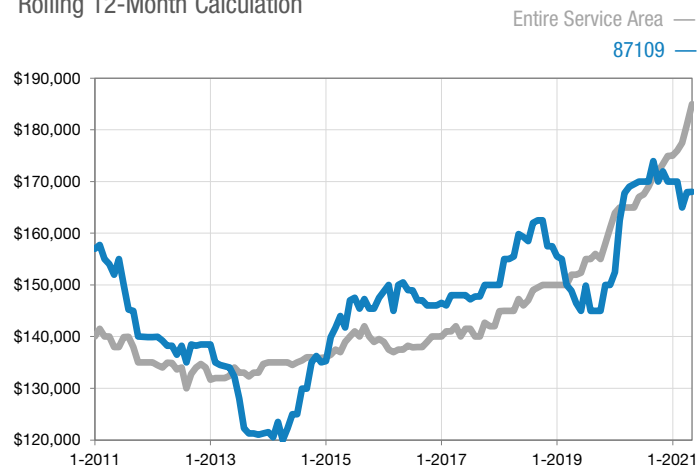
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87109 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87109 —

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.