

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	80	65	- 18.8%	308	267	- 13.3%
Pending Sales	80	53	- 33.8%	296	262	- 11.5%
Closed Sales	35	48	+ 37.1%	230	246	+ 7.0%
Days on Market Until Sale	19	6	- 68.4%	27	16	- 40.7%
Median Sales Price*	\$217,910	\$246,000	+ 12.9%	\$215,000	\$240,000	+ 11.6%
Average Sales Price*	\$227,437	\$259,139	+ 13.9%	\$224,836	\$254,324	+ 13.1%
Percent of List Price Received*	98.7%	101.6%	+ 2.9%	98.8%	100.6%	+ 1.8%
Inventory of Homes for Sale	59	28	- 52.5%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

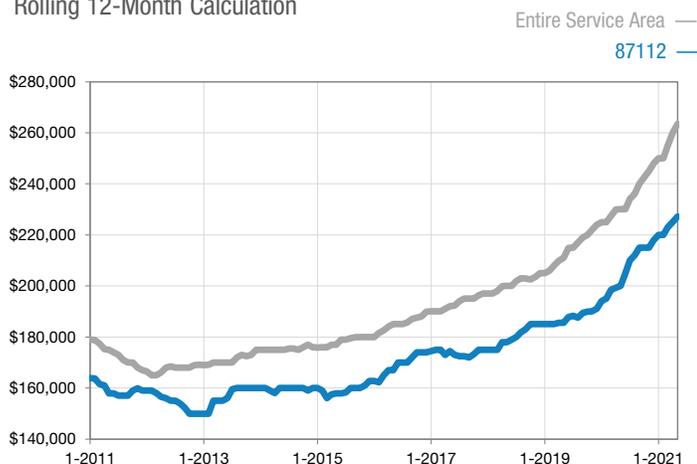
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	10	10	0.0%	46	37	- 19.6%
Pending Sales	13	8	- 38.5%	46	36	- 21.7%
Closed Sales	5	6	+ 20.0%	36	36	0.0%
Days on Market Until Sale	6	8	+ 33.3%	26	22	- 15.4%
Median Sales Price*	\$183,000	\$198,500	+ 8.5%	\$168,500	\$187,000	+ 11.0%
Average Sales Price*	\$170,198	\$183,600	+ 7.9%	\$155,543	\$184,477	+ 18.6%
Percent of List Price Received*	98.7%	100.4%	+ 1.7%	99.0%	101.0%	+ 2.0%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

* 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.

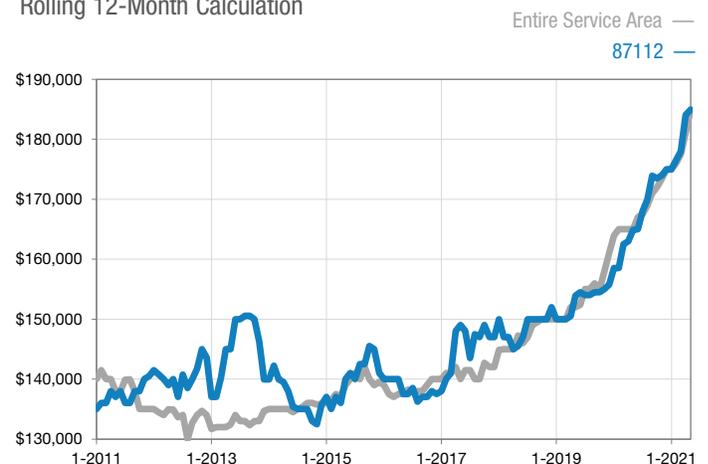
Median Sales Price - Single-Family Detached

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.