

Local Market Update for May 2021

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



87104

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	23	22	- 4.3%	106	70	- 34.0%
Pending Sales	13	16	+ 23.1%	60	61	+ 1.7%
Closed Sales	13	11	- 15.4%	55	56	+ 1.8%
Days on Market Until Sale	15	13	- 13.3%	37	25	- 32.4%
Median Sales Price*	\$155,000	\$420,000	+ 171.0%	\$218,900	\$354,075	+ 61.8%
Average Sales Price*	\$230,485	\$462,300	+ 100.6%	\$300,207	\$397,973	+ 32.6%
Percent of List Price Received*	98.4%	100.5%	+ 2.1%	98.0%	100.2%	+ 2.2%
Inventory of Homes for Sale	35	14	- 60.0%	--	--	--
Months Supply of Inventory	3.2	1.2	- 62.5%	--	--	--

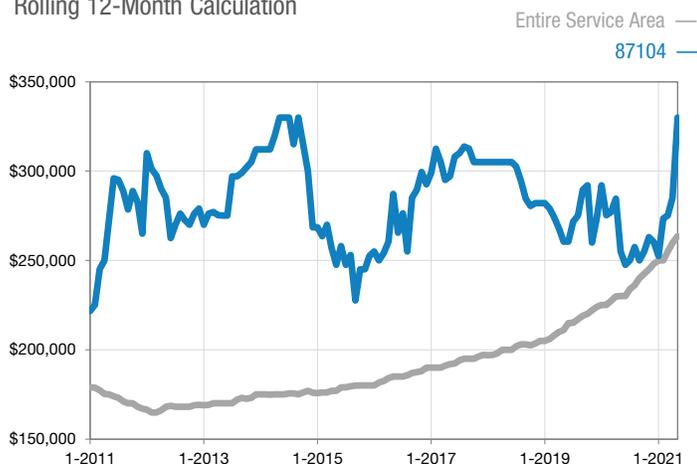
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	7	4	- 42.9%	36	18	- 50.0%
Pending Sales	9	3	- 66.7%	22	16	- 27.3%
Closed Sales	4	2	- 50.0%	16	12	- 25.0%
Days on Market Until Sale	21	4	- 81.0%	29	9	- 69.0%
Median Sales Price*	\$165,500	\$263,950	+ 59.5%	\$198,250	\$297,450	+ 50.0%
Average Sales Price*	\$193,875	\$263,950	+ 36.1%	\$207,463	\$293,775	+ 41.6%
Percent of List Price Received*	99.2%	101.7%	+ 2.5%	97.7%	99.7%	+ 2.0%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	3.5	0.9	- 74.3%	--	--	--

* 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.

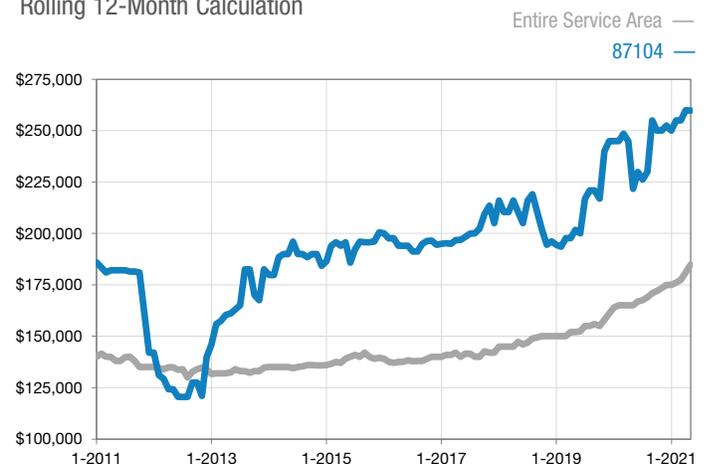
Median Sales Price - Single-Family Detached

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.