

Local Market Update for May 2021

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	89	73	- 18.0%	401	380	- 5.2%
Pending Sales	96	82	- 14.6%	381	380	- 0.3%
Closed Sales	62	86	+ 38.7%	324	337	+ 4.0%
Days on Market Until Sale	10	5	- 50.0%	29	7	- 75.9%
Median Sales Price*	\$172,250	\$208,500	+ 21.0%	\$172,750	\$205,000	+ 18.7%
Average Sales Price*	\$175,671	\$214,200	+ 21.9%	\$177,890	\$207,998	+ 16.9%
Percent of List Price Received*	99.8%	102.5%	+ 2.7%	99.6%	101.9%	+ 2.3%
Inventory of Homes for Sale	55	14	- 74.5%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--

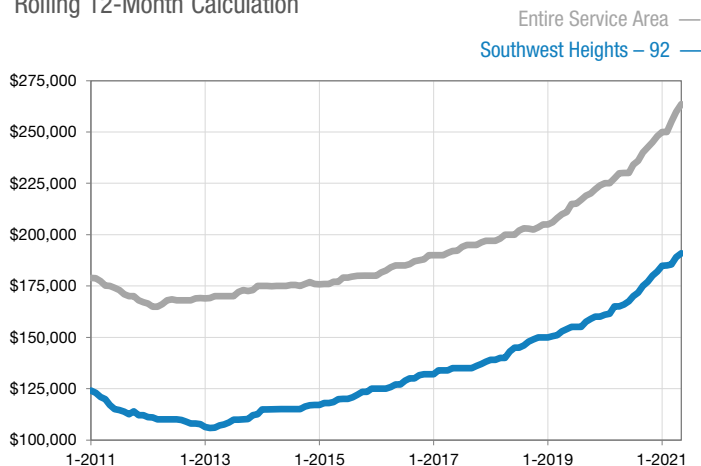
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	4	2	- 50.0%	14	9	- 35.7%
Pending Sales	3	3	0.0%	13	9	- 30.8%
Closed Sales	5	1	- 80.0%	13	10	- 23.1%
Days on Market Until Sale	13	7	- 46.2%	51	6	- 88.2%
Median Sales Price*	\$101,000	\$260,000	+ 157.4%	\$142,000	\$147,500	+ 3.9%
Average Sales Price*	\$106,200	\$260,000	+ 144.8%	\$132,815	\$161,943	+ 21.9%
Percent of List Price Received*	100.9%	101.2%	+ 0.3%	99.1%	99.8%	+ 0.7%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.4	--	--	--	--	--

* 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.

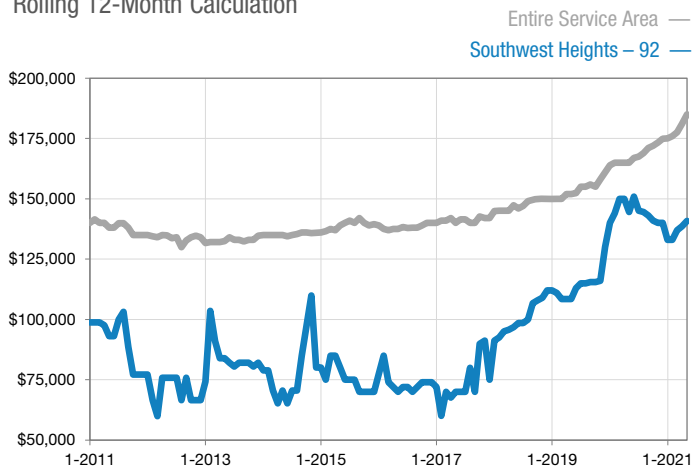
Median Sales Price - Single-Family Detached

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.