Local Market Update for May 2021

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

gaar

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Single-Family Detached

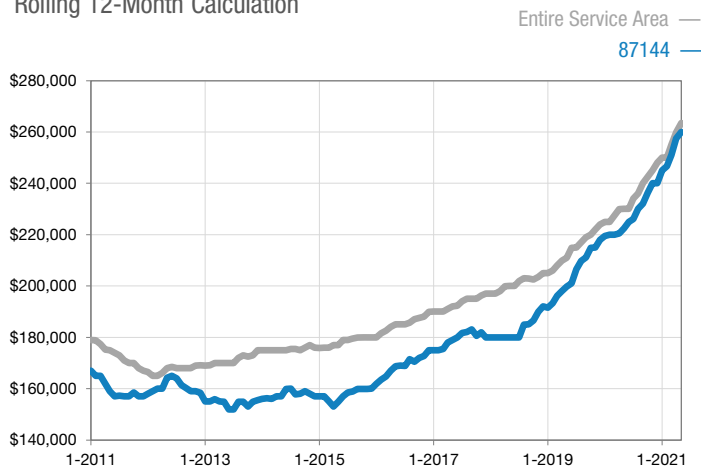| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	141	143	+ 1.4%	637	719	+ 12.9%
Pending Sales	133	153	+ 15.0%	525	704	+ 34.1%
Closed Sales	105	117	+ 11.4%	439	601	+ 36.9%
Days on Market Until Sale	30	14	- 53.3%	36	22	- 38.9%
Median Sales Price*	$226,900	$290,000	+ 27.8%	$221,000	$275,820	+ 24.8%
Average Sales Price*	$241,928	$306,536	+ 26.7%	$240,654	$297,093	+ 23.5%
Percent of List Price Received*	99.9%	101.7%	+ 1.8%	99.4%	100.7%	+ 1.3%
Inventory of Homes for Sale	176	63	- 64.2%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--

* 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	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	2	--
Closed Sales	0	1	--	0	10	--
Days on Market Until Sale	--	2	--	--	11	--
Median Sales Price*	--	$204,000	--	--	$208,755	--
Average Sales Price*	--	$204,000	--	--	$201,269	--
Percent of List Price Received*	--	104.6%	--	--	101.2%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

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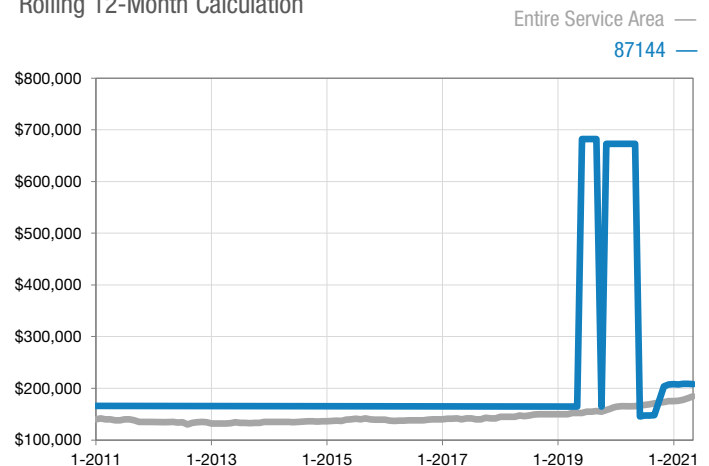
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87144 —

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

Entire Service Area —
87144 —

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.