Local Market Update for May 2021

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

gaar

87004

Single-Family Detached

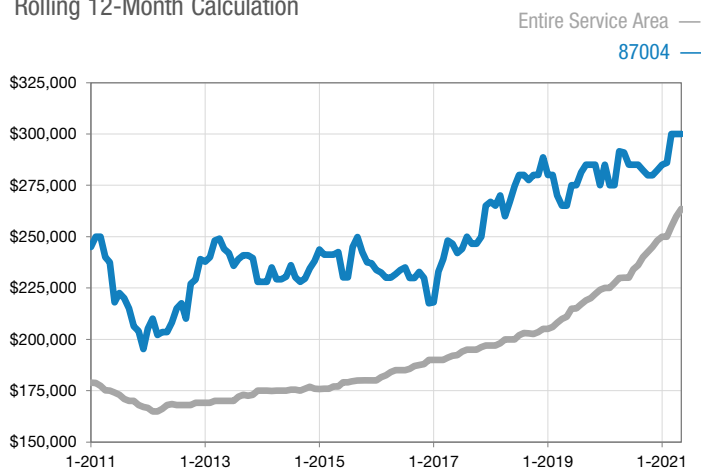| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	10	13	+ 30.0%	54	55	+ 1.9%
Pending Sales	7	13	+ 85.7%	39	56	+ 43.6%
Closed Sales	8	9	+ 12.5%	39	46	+ 17.9%
Days on Market Until Sale	35	10	- 71.4%	52	28	- 46.2%
Median Sales Price*	$284,950	$390,000	+ 36.9%	$266,000	$343,500	+ 29.1%
Average Sales Price*	$312,763	$343,835	+ 9.9%	$278,739	$353,265	+ 26.7%
Percent of List Price Received*	98.4%	100.2%	+ 1.8%	97.3%	100.7%	+ 3.5%
Inventory of Homes for Sale	32	8	- 75.0%	--	--	--
Months Supply of Inventory	3.6	0.8	- 77.8%	--	--	--

* 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%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	14	0	- 100.0%
Median Sales Price*	--	--	--	$78,500	$112,000	+ 42.7%
Average Sales Price*	--	--	--	$78,500	$112,000	+ 42.7%
Percent of List Price Received*	--	--	--	112.3%	100.0%	- 11.0%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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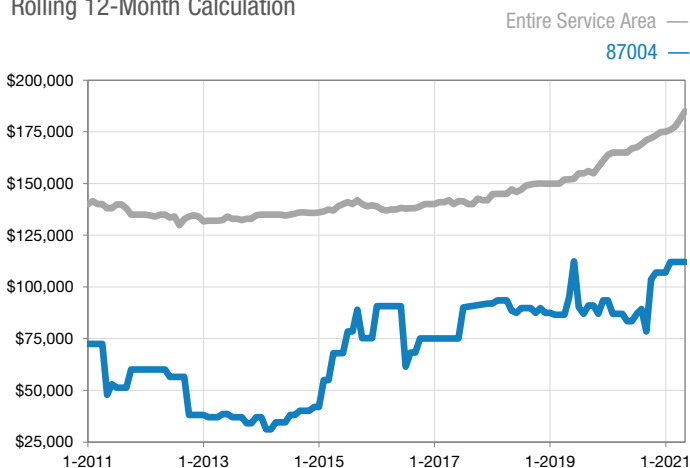
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87004 —

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

Entire Service Area —
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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.