

Local Market Update for May 2021

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	46	33	- 28.3%	160	165	+ 3.1%
Pending Sales	37	35	- 5.4%	136	156	+ 14.7%
Closed Sales	24	21	- 12.5%	106	109	+ 2.8%
Days on Market Until Sale	27	11	- 59.3%	31	26	- 16.1%
Median Sales Price*	\$253,400	\$269,000	+ 6.2%	\$237,000	\$289,000	+ 21.9%
Average Sales Price*	\$255,472	\$283,486	+ 11.0%	\$233,971	\$290,235	+ 24.0%
Percent of List Price Received*	98.3%	102.0%	+ 3.8%	98.5%	100.3%	+ 1.8%
Inventory of Homes for Sale	40	17	- 57.5%	--	--	--
Months Supply of Inventory	1.6	0.6	- 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	9	3	- 66.7%	48	64	+ 33.3%
Pending Sales	8	6	- 25.0%	43	61	+ 41.9%
Closed Sales	8	11	+ 37.5%	36	26	- 27.8%
Days on Market Until Sale	54	5	- 90.7%	61	9	- 85.2%
Median Sales Price*	\$142,250	\$221,000	+ 55.4%	\$194,500	\$210,500	+ 8.2%
Average Sales Price*	\$155,288	\$228,409	+ 47.1%	\$181,269	\$202,242	+ 11.6%
Percent of List Price Received*	96.5%	100.6%	+ 4.2%	97.8%	100.7%	+ 3.0%
Inventory of Homes for Sale	20	1	- 95.0%	--	--	--
Months Supply of Inventory	3.0	0.1	- 96.7%	--	--	--

* 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.

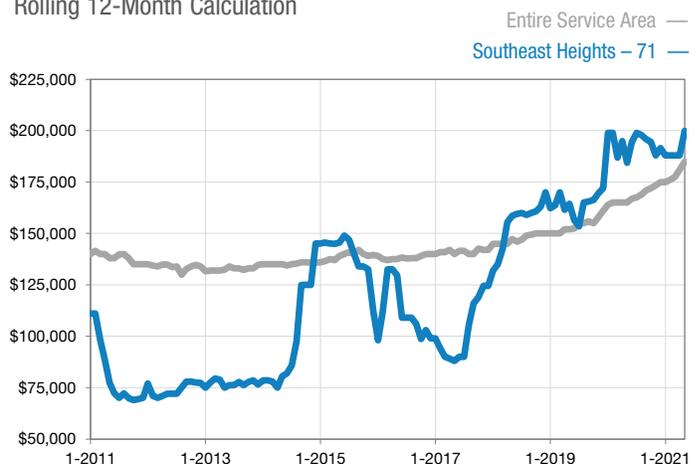
Median Sales Price - Single-Family Detached

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.