

Local Market Update for May 2021

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



87114

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	149	138	- 7.4%	596	616	+ 3.4%
Pending Sales	127	145	+ 14.2%	524	589	+ 12.4%
Closed Sales	103	106	+ 2.9%	456	529	+ 16.0%
Days on Market Until Sale	16	10	- 37.5%	28	12	- 57.1%
Median Sales Price*	\$235,000	\$301,700	+ 28.4%	\$247,500	\$275,000	+ 11.1%
Average Sales Price*	\$252,910	\$318,700	+ 26.0%	\$264,341	\$308,459	+ 16.7%
Percent of List Price Received*	99.6%	102.0%	+ 2.4%	99.1%	101.0%	+ 1.9%
Inventory of Homes for Sale	139	42	- 69.8%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

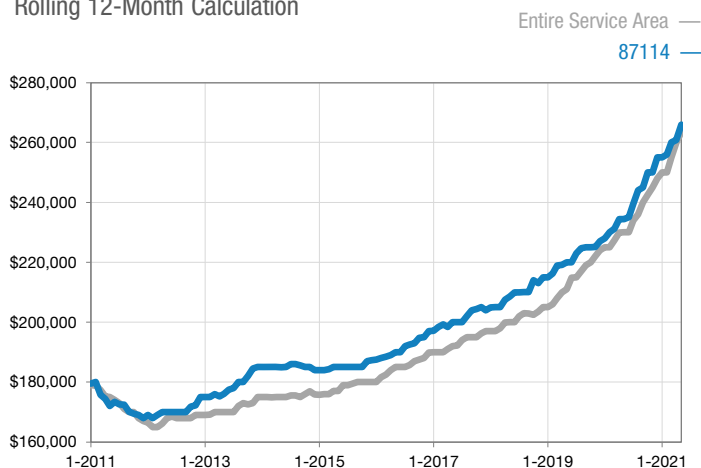
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	7	4	- 42.9%	24	24	0.0%
Pending Sales	8	5	- 37.5%	24	25	+ 4.2%
Closed Sales	6	1	- 83.3%	16	24	+ 50.0%
Days on Market Until Sale	5	3	- 40.0%	14	11	- 21.4%
Median Sales Price*	\$125,450	\$167,000	+ 33.1%	\$130,250	\$181,000	+ 39.0%
Average Sales Price*	\$159,275	\$167,000	+ 4.9%	\$146,378	\$195,349	+ 33.5%
Percent of List Price Received*	98.4%	104.7%	+ 6.4%	98.4%	101.6%	+ 3.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	0.2	0.0%	--	--	--

* 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.

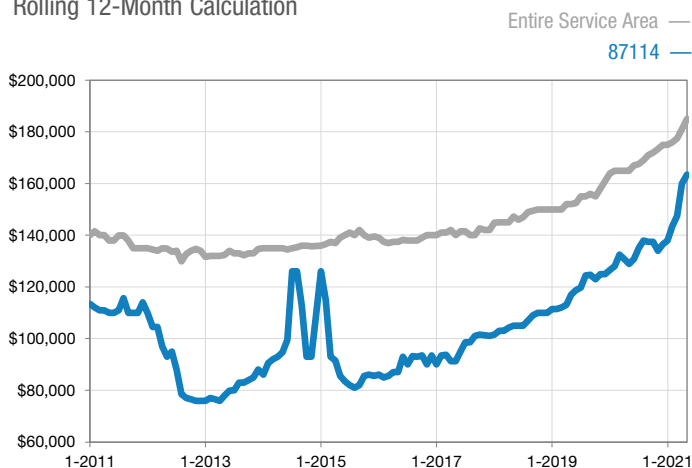
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.