

Local Market Update for May 2021

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	33	19	- 42.4%	118	81	- 31.4%
Pending Sales	33	20	- 39.4%	102	85	- 16.7%
Closed Sales	12	19	+ 58.3%	84	77	- 8.3%
Days on Market Until Sale	24	3	- 87.5%	28	21	- 25.0%
Median Sales Price*	\$354,000	\$315,000	- 11.0%	\$316,000	\$350,000	+ 10.8%
Average Sales Price*	\$353,825	\$331,821	- 6.2%	\$322,367	\$357,403	+ 10.9%
Percent of List Price Received*	97.7%	100.7%	+ 3.1%	98.3%	100.0%	+ 1.7%
Inventory of Homes for Sale	35	5	- 85.7%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--

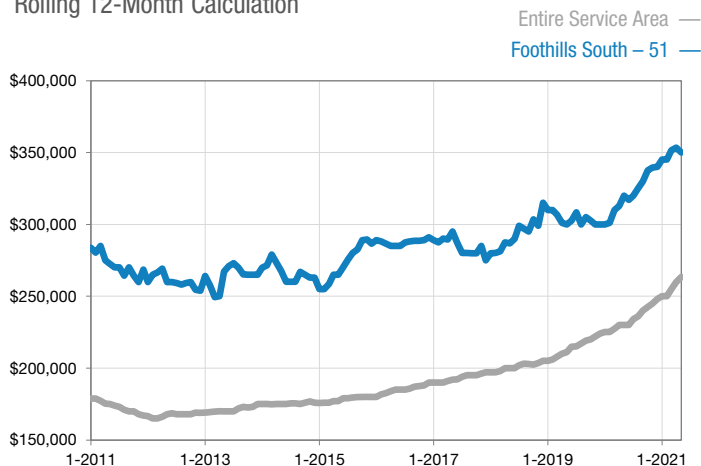
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	10	9	- 10.0%	36	34	- 5.6%
Pending Sales	12	9	- 25.0%	34	31	- 8.8%
Closed Sales	2	7	+ 250.0%	26	25	- 3.8%
Days on Market Until Sale	5	6	+ 20.0%	24	9	- 62.5%
Median Sales Price*	\$182,500	\$287,000	+ 57.3%	\$175,500	\$222,250	+ 26.6%
Average Sales Price*	\$182,500	\$320,583	+ 75.7%	\$181,952	\$234,841	+ 29.1%
Percent of List Price Received*	97.9%	99.5%	+ 1.6%	98.8%	101.7%	+ 2.9%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

* 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.

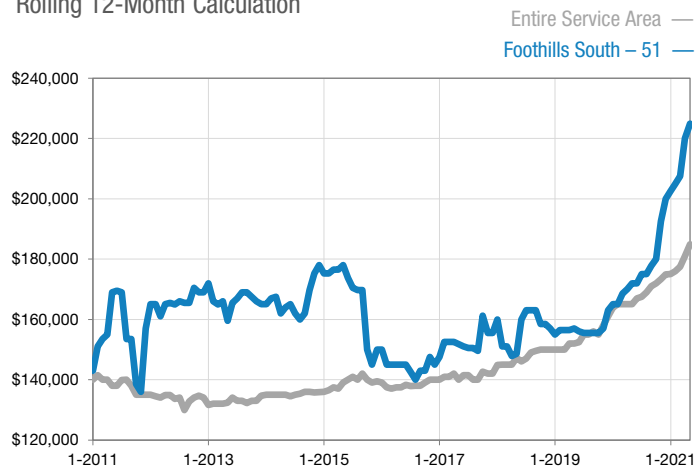
Median Sales Price - Single-Family Detached

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.