

Local Market Update for May 2021

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



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Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	40	39	- 2.5%	165	154	- 6.7%
Pending Sales	31	28	- 9.7%	121	117	- 3.3%
Closed Sales	22	25	+ 13.6%	113	109	- 3.5%
Days on Market Until Sale	25	9	- 64.0%	49	24	- 51.0%
Median Sales Price*	\$312,000	\$315,000	+ 1.0%	\$255,000	\$310,000	+ 21.6%
Average Sales Price*	\$381,469	\$367,083	- 3.8%	\$363,094	\$346,300	- 4.6%
Percent of List Price Received*	97.7%	101.7%	+ 4.1%	98.1%	100.1%	+ 2.0%
Inventory of Homes for Sale	53	37	- 30.2%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--

* 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	14	4	- 71.4%	40	29	- 27.5%
Pending Sales	10	6	- 40.0%	31	25	- 19.4%
Closed Sales	4	8	+ 100.0%	21	18	- 14.3%
Days on Market Until Sale	25	23	- 8.0%	31	14	- 54.8%
Median Sales Price*	\$147,700	\$218,363	+ 47.8%	\$165,000	\$213,750	+ 29.5%
Average Sales Price*	\$198,850	\$225,716	+ 13.5%	\$184,681	\$218,396	+ 18.3%
Percent of List Price Received*	98.8%	100.8%	+ 2.0%	98.0%	100.0%	+ 2.0%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--

* 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.

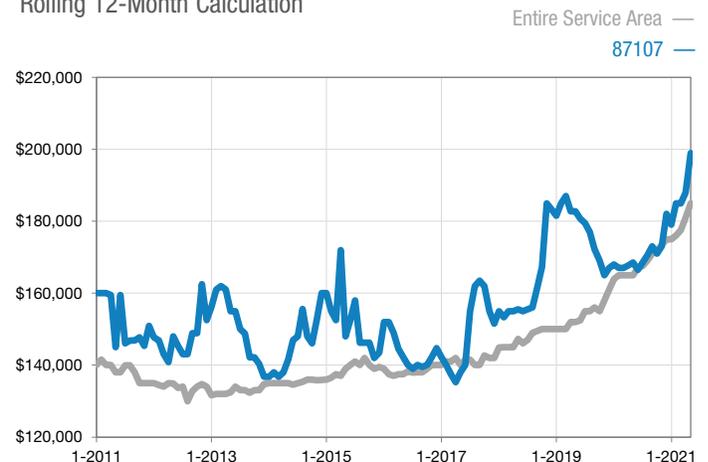
Median Sales Price - Single-Family Detached

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.