

Local Market Update for May 2021

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	26	31	+ 19.2%	87	86	- 1.1%
Pending Sales	23	31	+ 34.8%	64	79	+ 23.4%
Closed Sales	11	13	+ 18.2%	48	61	+ 27.1%
Days on Market Until Sale	13	23	+ 76.9%	34	41	+ 20.6%
Median Sales Price*	\$294,000	\$466,000	+ 58.5%	\$315,500	\$425,000	+ 34.7%
Average Sales Price*	\$348,091	\$482,223	+ 38.5%	\$365,674	\$463,677	+ 26.8%
Percent of List Price Received*	98.9%	101.8%	+ 2.9%	98.1%	99.2%	+ 1.1%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--

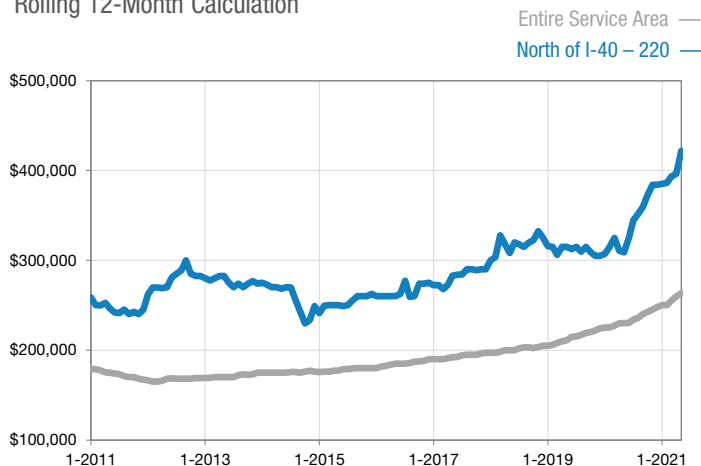
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.

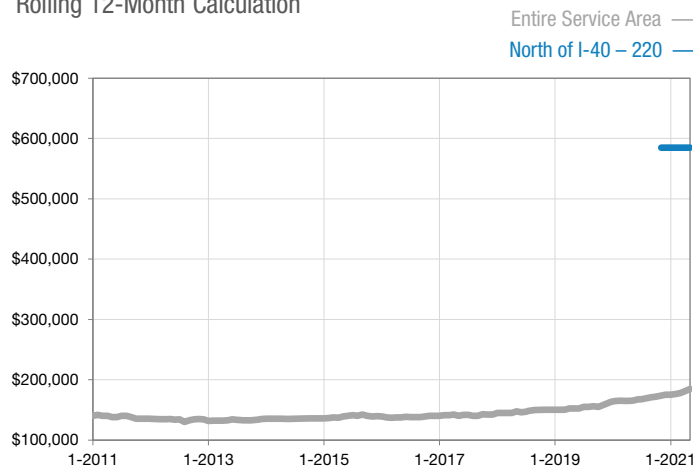
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.