

Local Market Update for May 2021

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery 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	66	51	- 22.7%	263	247	- 6.1%
Pending Sales	68	56	- 17.6%	218	236	+ 8.3%
Closed Sales	33	45	+ 36.4%	169	199	+ 17.8%
Days on Market Until Sale	15	18	+ 20.0%	26	16	- 38.5%
Median Sales Price*	\$275,000	\$365,000	+ 32.7%	\$295,000	\$355,000	+ 20.3%
Average Sales Price*	\$296,686	\$409,841	+ 38.1%	\$322,844	\$391,608	+ 21.3%
Percent of List Price Received*	98.8%	102.0%	+ 3.2%	98.4%	100.8%	+ 2.4%
Inventory of Homes for Sale	59	19	- 67.8%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

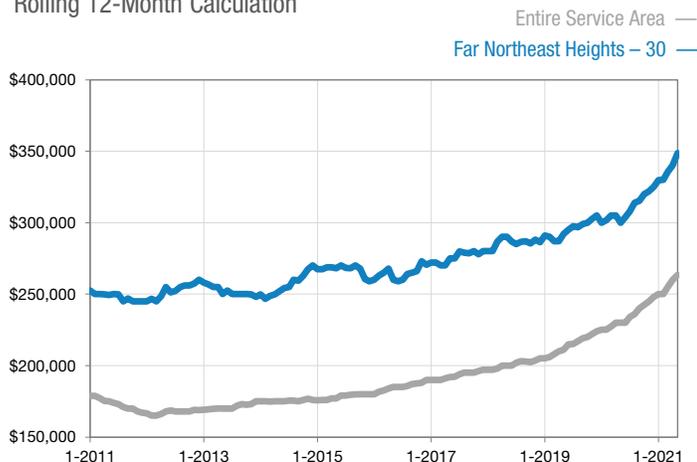
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	12	19	+ 58.3%	64	56	- 12.5%
Pending Sales	8	23	+ 187.5%	56	54	- 3.6%
Closed Sales	15	9	- 40.0%	57	46	- 19.3%
Days on Market Until Sale	13	5	- 61.5%	39	15	- 61.5%
Median Sales Price*	\$200,000	\$230,000	+ 15.0%	\$198,000	\$252,500	+ 27.5%
Average Sales Price*	\$220,020	\$239,222	+ 8.7%	\$217,299	\$250,101	+ 15.1%
Percent of List Price Received*	98.1%	101.7%	+ 3.7%	98.4%	100.8%	+ 2.4%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

* 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.

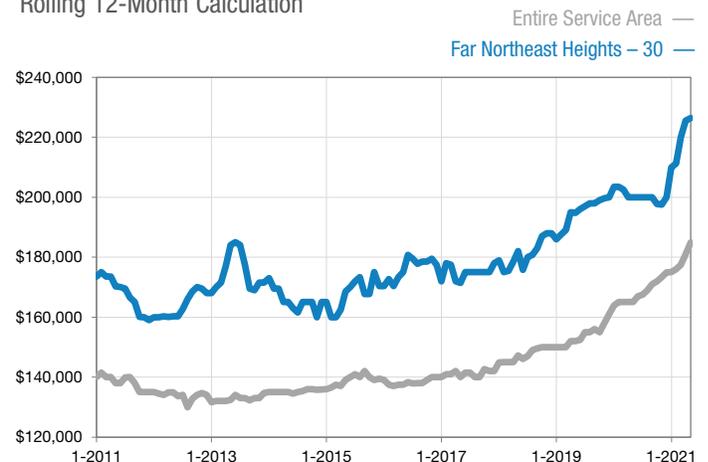
Median Sales Price - Single-Family Detached

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.