

Local Market Update for May 2021

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, 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	33	24	- 27.3%	122	108	- 11.5%
Pending Sales	26	23	- 11.5%	98	100	+ 2.0%
Closed Sales	12	18	+ 50.0%	74	89	+ 20.3%
Days on Market Until Sale	19	8	- 57.9%	30	14	- 53.3%
Median Sales Price*	\$225,200	\$373,444	+ 65.8%	\$244,000	\$299,000	+ 22.5%
Average Sales Price*	\$242,900	\$363,489	+ 49.6%	\$268,353	\$316,683	+ 18.0%
Percent of List Price Received*	98.1%	103.3%	+ 5.3%	98.5%	100.5%	+ 2.0%
Inventory of Homes for Sale	34	13	- 61.8%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

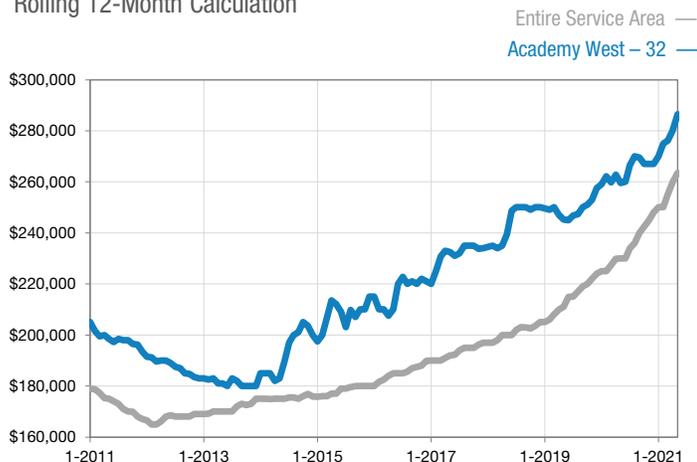
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	12	14	+ 16.7%	72	71	- 1.4%
Pending Sales	15	17	+ 13.3%	63	69	+ 9.5%
Closed Sales	14	14	0.0%	56	62	+ 10.7%
Days on Market Until Sale	30	8	- 73.3%	17	8	- 52.9%
Median Sales Price*	\$174,500	\$211,000	+ 20.9%	\$181,500	\$184,000	+ 1.4%
Average Sales Price*	\$178,797	\$197,393	+ 10.4%	\$190,584	\$179,599	- 5.8%
Percent of List Price Received*	97.7%	99.9%	+ 2.3%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	0.9	0.1	- 88.9%	--	--	--

* 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.

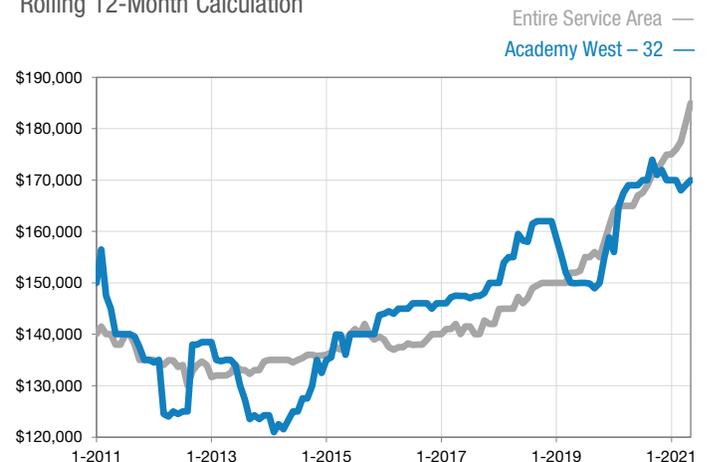
Median Sales Price - Single-Family Detached

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.