

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		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	42	36	- 14.3%	181	145	- 19.9%
Pending Sales	33	28	- 15.2%	142	135	- 4.9%
Closed Sales	26	22	- 15.4%	111	127	+ 14.4%
Days on Market Until Sale	19	10	- 47.4%	38	29	- 23.7%
Median Sales Price*	\$225,000	\$246,250	+ 9.4%	\$180,000	\$235,000	+ 30.6%
Average Sales Price*	\$223,223	\$255,833	+ 14.6%	\$214,026	\$246,319	+ 15.1%
Percent of List Price Received*	98.8%	103.3%	+ 4.6%	97.6%	99.8%	+ 2.3%
Inventory of Homes for Sale	48	20	- 58.3%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--

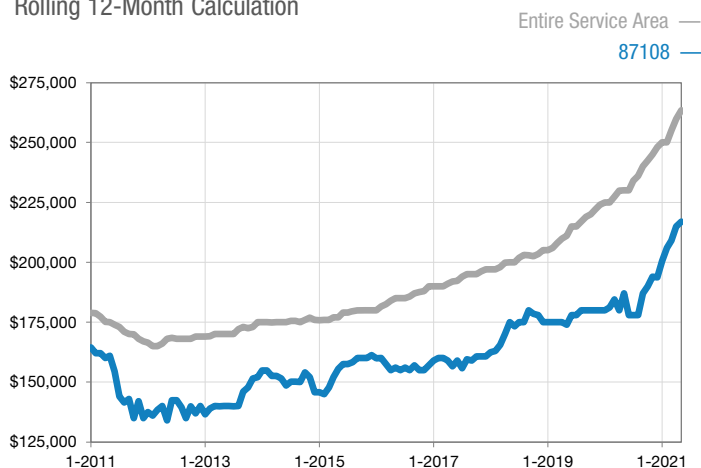
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	6	4	- 33.3%	28	20	- 28.6%
Pending Sales	3	5	+ 66.7%	17	23	+ 35.3%
Closed Sales	2	2	0.0%	16	17	+ 6.3%
Days on Market Until Sale	5	2	- 60.0%	22	43	+ 95.5%
Median Sales Price*	\$107,500	\$153,000	+ 42.3%	\$111,750	\$155,000	+ 38.7%
Average Sales Price*	\$107,500	\$153,000	+ 42.3%	\$153,274	\$209,294	+ 36.5%
Percent of List Price Received*	99.1%	100.3%	+ 1.2%	96.3%	98.9%	+ 2.7%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	4.8	0.5	- 89.6%	--	--	--

* 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.

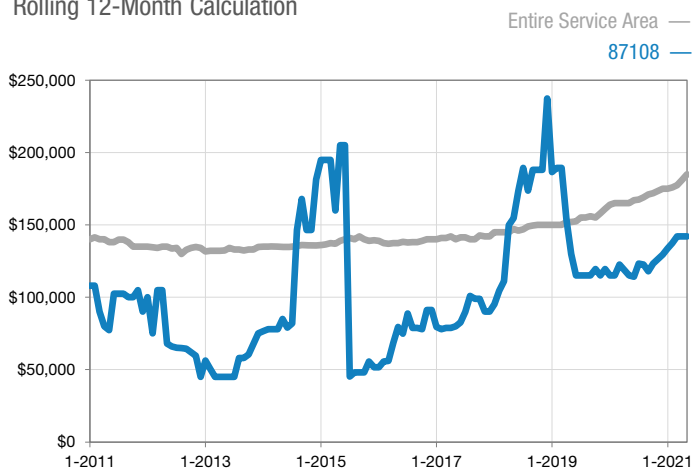
Median Sales Price - Single-Family Detached

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.