Local Market Update for May 2021

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

gaar

87124

Single-Family Detached

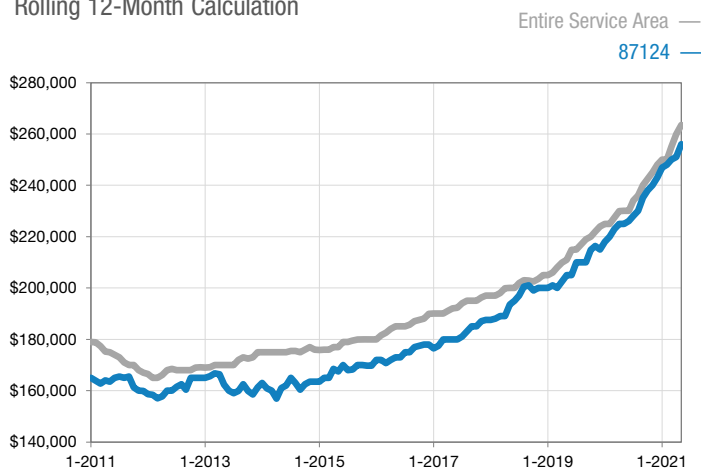| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	118	106	- 10.2%	492	482	- 2.0%
Pending Sales	109	115	+ 5.5%	446	477	+ 7.0%
Closed Sales	82	89	+ 8.5%	399	420	+ 5.3%
Days on Market Until Sale	17	9	- 47.1%	27	13	- 51.9%
Median Sales Price*	$229,450	$291,000	+ 26.8%	$230,000	$272,375	+ 18.4%
Average Sales Price*	$256,149	$319,547	+ 24.8%	$253,526	$297,921	+ 17.5%
Percent of List Price Received*	99.4%	102.5%	+ 3.1%	99.0%	101.0%	+ 2.0%
Inventory of Homes for Sale	97	34	- 64.9%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

* 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

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	6	12	+ 100.0%	41	49	+ 19.5%
Pending Sales	7	11	+ 57.1%	38	50	+ 31.6%
Closed Sales	4	8	+ 100.0%	35	44	+ 25.7%
Days on Market Until Sale	20	10	- 50.0%	27	8	- 70.4%
Median Sales Price*	$192,450	$118,500	- 38.4%	$150,000	$157,500	+ 5.0%
Average Sales Price*	$178,225	$149,239	- 16.3%	$148,738	$166,771	+ 12.1%
Percent of List Price Received*	95.4%	100.4%	+ 5.2%	97.1%	101.3%	+ 4.3%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--

* 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.
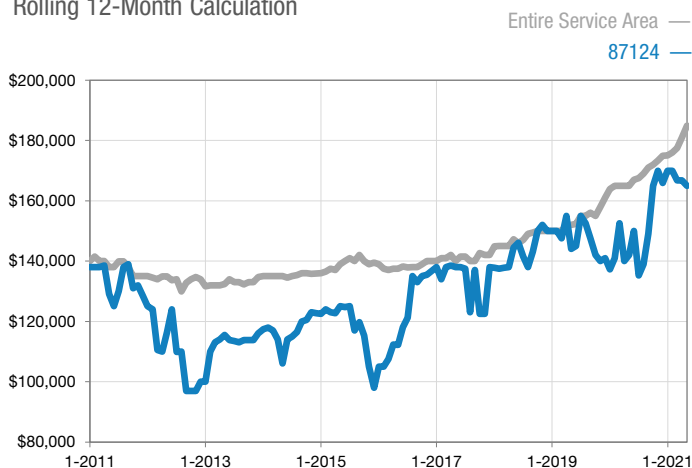
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87124 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87124 —

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.