Local Market Update for May 2021

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

gaar

Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached

| Key Metrics	May 2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	25	33	+ 32.0%	122	105	- 13.9%
Pending Sales	22	20	- 9.1%	76	96	+ 26.3%
Closed Sales	13	23	+ 76.9%	57	95	+ 66.7%
Days on Market Until Sale	20	13	- 35.0%	41	26	- 36.6%
Median Sales Price*	$168,500	$222,500	+ 32.0%	$180,000	$227,000	+ 26.1%
Average Sales Price*	$229,408	$294,196	+ 28.2%	$219,537	$285,836	+ 30.2%
Percent of List Price Received*	96.5%	100.0%	+ 3.6%	96.8%	100.1%	+ 3.4%
Inventory of Homes for Sale	45	20	- 55.6%	--	--	--
Months Supply of Inventory	3.2	1.1	- 65.6%	--	--	--

* 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 2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	14	11	- 21.4%	65	59	- 9.2%
Pending Sales	6	11	+ 83.3%	31	56	+ 80.6%
Closed Sales	6	9	+ 50.0%	35	40	+ 14.3%
Days on Market Until Sale	39	40	+ 2.6%	36	43	+ 19.4%
Median Sales Price*	$248,975	$235,000	- 5.6%	$210,000	$257,475	+ 22.6%
Average Sales Price*	$241,500	$227,372	- 5.9%	$221,411	$257,026	+ 16.1%
Percent of List Price Received*	96.9%	100.0%	+ 3.2%	97.2%	98.3%	+ 1.1%
Inventory of Homes for Sale	40	17	- 57.5%	--	--	--
Months Supply of Inventory	5.9	1.7	- 71.2%	--	--	--

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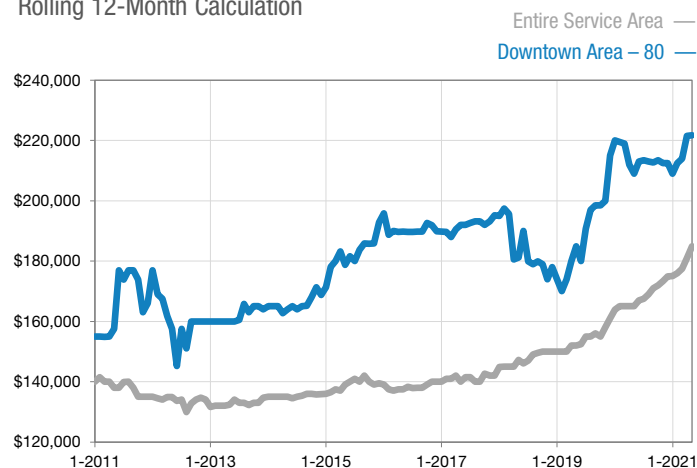
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Downtown Area – 80 —
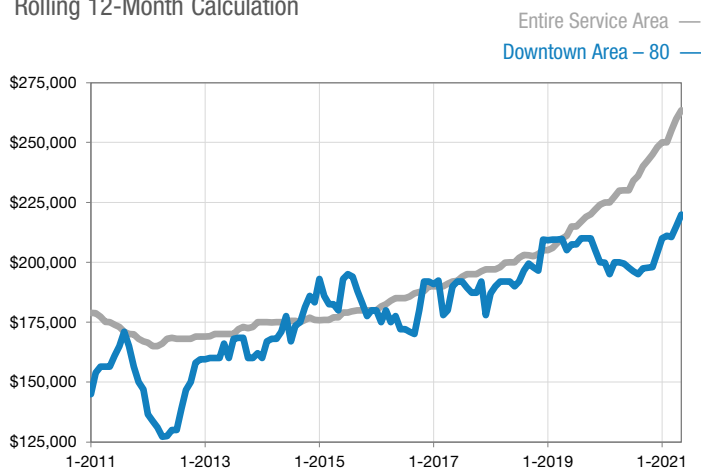
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Downtown Area – 80 —

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.