

# Local Market Update for May 2021

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



## 87123

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
<b>Key Metrics</b>						
New Listings	72	<b>71</b>	- 1.4%	293	<b>288</b>	- 1.7%
Pending Sales	60	<b>64</b>	+ 6.7%	252	<b>278</b>	+ 10.3%
Closed Sales	46	<b>48</b>	+ 4.3%	214	<b>229</b>	+ 7.0%
Days on Market Until Sale	20	<b>12</b>	- 40.0%	27	<b>23</b>	- 14.8%
Median Sales Price*	\$275,500	<b>\$290,000</b>	+ 5.3%	\$247,750	<b>\$290,000</b>	+ 17.1%
Average Sales Price*	\$302,173	<b>\$297,454</b>	- 1.6%	\$266,866	<b>\$305,008</b>	+ 14.3%
Percent of List Price Received*	98.4%	<b>102.2%</b>	+ 3.9%	99.2%	<b>100.2%</b>	+ 1.0%
Inventory of Homes for Sale	70	<b>34</b>	- 51.4%	--	--	--
Months Supply of Inventory	1.5	<b>0.6</b>	- 60.0%	--	--	--

\* 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.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
<b>Key Metrics</b>						
New Listings	18	<b>14</b>	- 22.2%	67	<b>104</b>	+ 55.2%
Pending Sales	15	<b>19</b>	+ 26.7%	67	<b>104</b>	+ 55.2%
Closed Sales	12	<b>18</b>	+ 50.0%	52	<b>61</b>	+ 17.3%
Days on Market Until Sale	61	<b>4</b>	- 93.4%	59	<b>12</b>	- 79.7%
Median Sales Price*	\$190,000	<b>\$213,500</b>	+ 12.4%	\$194,500	<b>\$221,000</b>	+ 13.6%
Average Sales Price*	\$196,850	<b>\$225,022</b>	+ 14.3%	\$193,356	<b>\$221,961</b>	+ 14.8%
Percent of List Price Received*	98.5%	<b>101.6%</b>	+ 3.1%	98.2%	<b>100.6%</b>	+ 2.4%
Inventory of Homes for Sale	23	<b>4</b>	- 82.6%	--	--	--
Months Supply of Inventory	2.0	<b>0.2</b>	- 90.0%	--	--	--

\* 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.

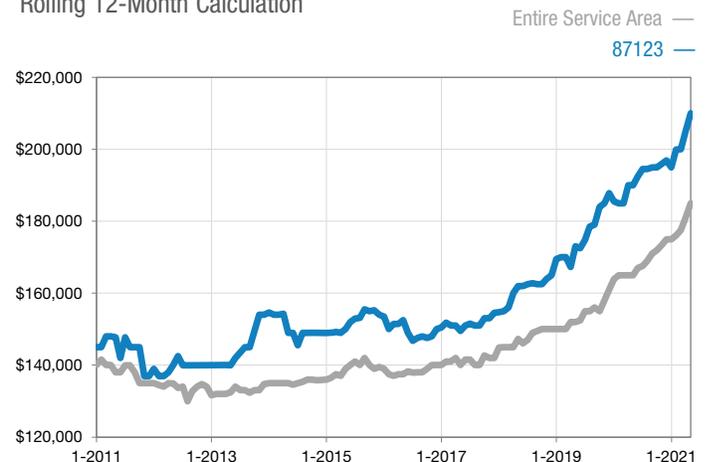
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.