

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		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	52	72	+ 38.5%	266	288	+ 8.3%
Pending Sales	51	72	+ 41.2%	250	274	+ 9.6%
Closed Sales	52	67	+ 28.8%	226	230	+ 1.8%
Days on Market Until Sale	12	17	+ 41.7%	36	19	- 47.2%
Median Sales Price*	\$196,450	\$280,000	+ 42.5%	\$206,000	\$250,000	+ 21.4%
Average Sales Price*	\$217,225	\$291,570	+ 34.2%	\$224,480	\$276,914	+ 23.4%
Percent of List Price Received*	99.1%	101.5%	+ 2.4%	99.0%	100.5%	+ 1.5%
Inventory of Homes for Sale	58	29	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

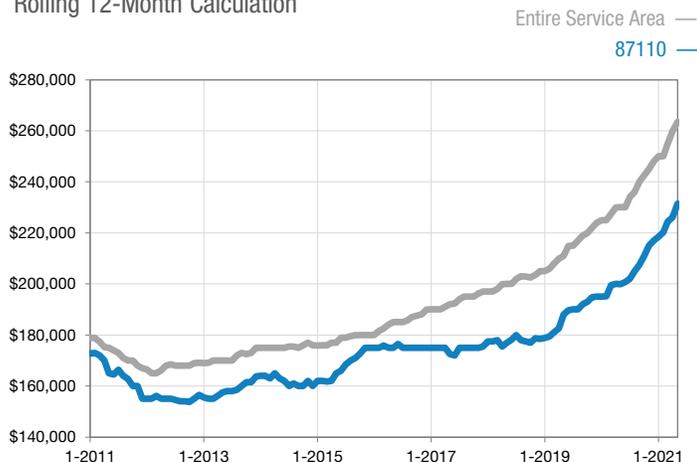
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	6	4	- 33.3%	22	19	- 13.6%
Pending Sales	6	4	- 33.3%	19	18	- 5.3%
Closed Sales	4	2	- 50.0%	16	18	+ 12.5%
Days on Market Until Sale	34	1	- 97.1%	38	13	- 65.8%
Median Sales Price*	\$106,500	\$79,250	- 25.6%	\$98,788	\$108,125	+ 9.5%
Average Sales Price*	\$105,375	\$79,250	- 24.8%	\$126,098	\$131,069	+ 3.9%
Percent of List Price Received*	95.6%	104.3%	+ 9.1%	95.4%	100.4%	+ 5.2%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--

* 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.

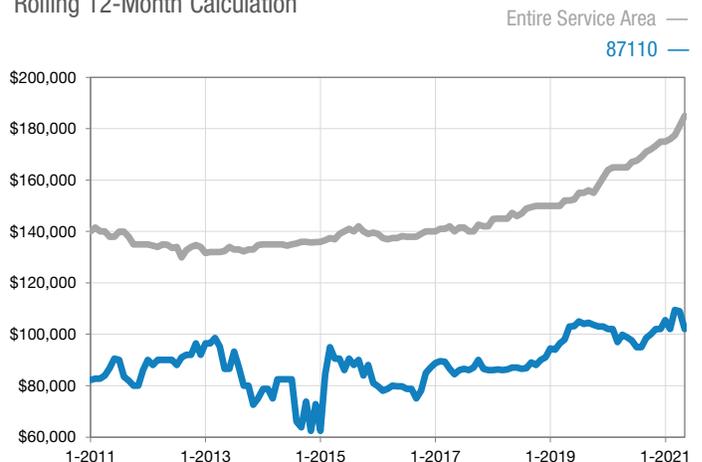
Median Sales Price - Single-Family Detached

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.