

Local Market Update for May 2021

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



87112

| Single-Family Detached | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 5-2020 | Thru 5-2021 | Percent Change |
| New Listings | 80 | 65 | - 18.8% | 308 | 267 | - 13.3% |
| Pending Sales | 80 | 53 | - 33.8% | 296 | 262 | - 11.5% |
| Closed Sales | 35 | 48 | + 37.1% | 230 | 246 | + 7.0% |
| Days on Market Until Sale | 19 | 6 | - 68.4% | 27 | 16 | - 40.7% |
| Median Sales Price* | \$217,910 | \$246,000 | + 12.9% | \$215,000 | \$240,000 | + 11.6% |
| Average Sales Price* | \$227,437 | \$259,139 | + 13.9% | \$224,836 | \$254,324 | + 13.1% |
| Percent of List Price Received* | 98.7% | 101.6% | + 2.9% | 98.8% | 100.6% | + 1.8% |
| Inventory of Homes for Sale | 59 | 28 | - 52.5% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.5 | - 54.5% | -- | -- | -- |

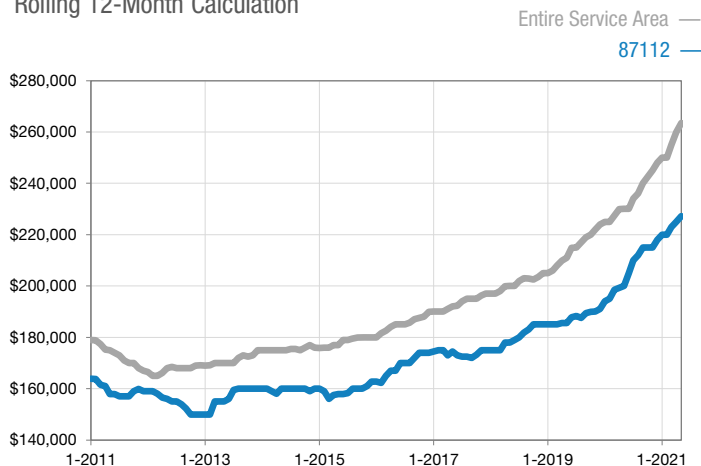
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 5-2020 | Thru 5-2021 | Percent Change |
| New Listings | 10 | 10 | 0.0% | 46 | 37 | - 19.6% |
| Pending Sales | 13 | 8 | - 38.5% | 46 | 36 | - 21.7% |
| Closed Sales | 5 | 6 | + 20.0% | 36 | 36 | 0.0% |
| Days on Market Until Sale | 6 | 8 | + 33.3% | 26 | 22 | - 15.4% |
| Median Sales Price* | \$183,000 | \$198,500 | + 8.5% | \$168,500 | \$187,000 | + 11.0% |
| Average Sales Price* | \$170,198 | \$183,600 | + 7.9% | \$155,543 | \$184,477 | + 18.6% |
| Percent of List Price Received* | 98.7% | 100.4% | + 1.7% | 99.0% | 101.0% | + 2.0% |
| Inventory of Homes for Sale | 9 | 3 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.4 | - 69.2% | -- | -- | -- |

* 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.

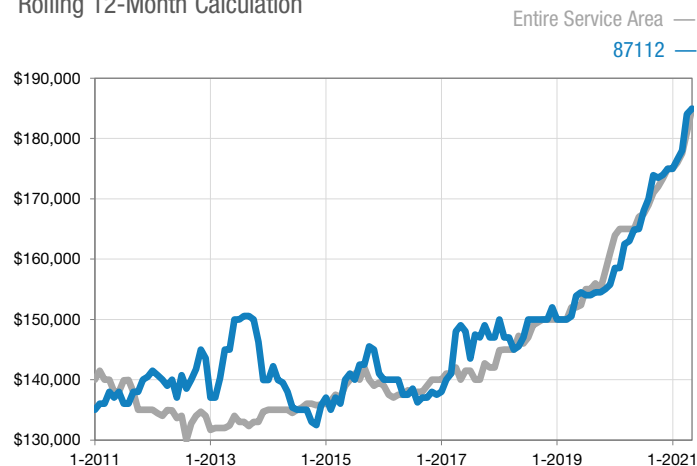
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.