Local Market Update for May 2021

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

gaar

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Single-Family Detached

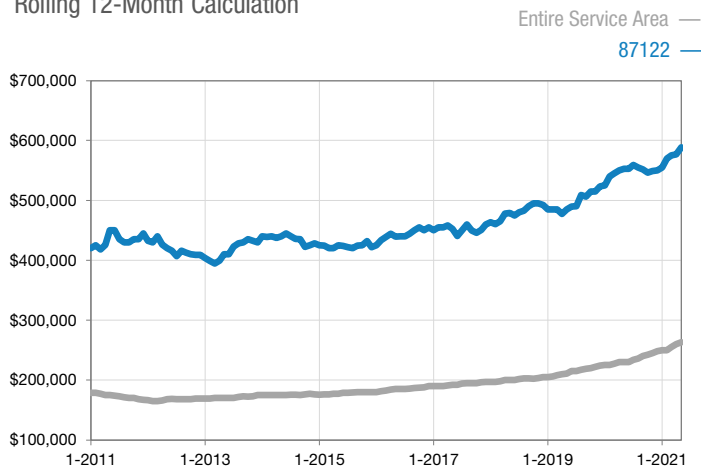| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	51	48	- 5.9%	206	209	+ 1.5%
Pending Sales	31	43	+ 38.7%	132	184	+ 39.4%
Closed Sales	16	38	+ 137.5%	115	149	+ 29.6%
Days on Market Until Sale	33	13	- 60.6%	53	25	- 52.8%
Median Sales Price*	$552,750	$674,800	+ 22.1%	$550,000	$640,000	+ 16.4%
Average Sales Price*	$556,200	$663,569	+ 19.3%	$575,068	$668,998	+ 16.3%
Percent of List Price Received*	96.6%	100.6%	+ 4.1%	97.7%	99.4%	+ 1.7%
Inventory of Homes for Sale	101	28	- 72.3%	--	--	--
Months Supply of Inventory	3.8	0.8	- 78.9%	--	--	--

* 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	1	0	- 100.0%	2	10	+ 400.0%
Pending Sales	1	0	- 100.0%	2	9	+ 350.0%
Closed Sales	0	3	--	2	12	+ 500.0%
Days on Market Until Sale	--	4	--	18	21	+ 16.7%
Median Sales Price*	--	$374,000	--	$252,950	$274,500	+ 8.5%
Average Sales Price*	--	$369,333	--	$252,950	$299,992	+ 18.6%
Percent of List Price Received*	--	99.9%	--	97.5%	99.6%	+ 2.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

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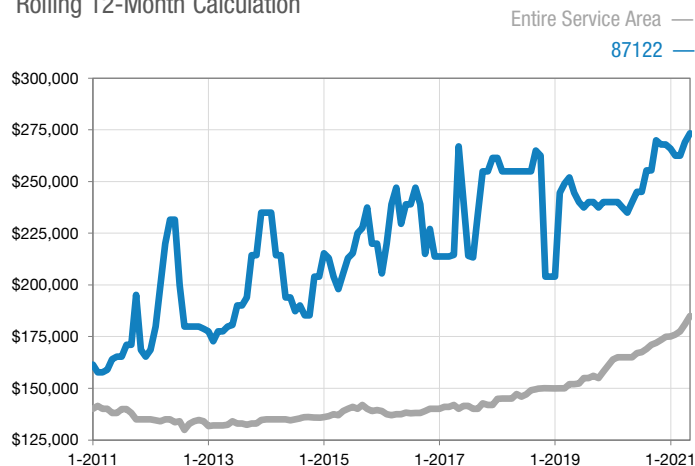
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87122 —

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

Entire Service Area —
87122 —

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.

Current as of June 5, 2021. All data from the Southwest Multiple Listing Service. Report © 2021 ShowingTime.