

Local Market Update for May 2021

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	96	99	+ 3.1%	436	423	- 3.0%
Pending Sales	100	90	- 10.0%	433	415	- 4.2%
Closed Sales	56	87	+ 55.4%	364	397	+ 9.1%
Days on Market Until Sale	18	6	- 66.7%	28	15	- 46.4%
Median Sales Price*	\$203,500	\$252,000	+ 23.8%	\$203,250	\$239,000	+ 17.6%
Average Sales Price*	\$217,732	\$261,006	+ 19.9%	\$210,576	\$244,662	+ 16.2%
Percent of List Price Received*	98.7%	102.3%	+ 3.6%	99.0%	101.0%	+ 2.0%
Inventory of Homes for Sale	76	36	- 52.6%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

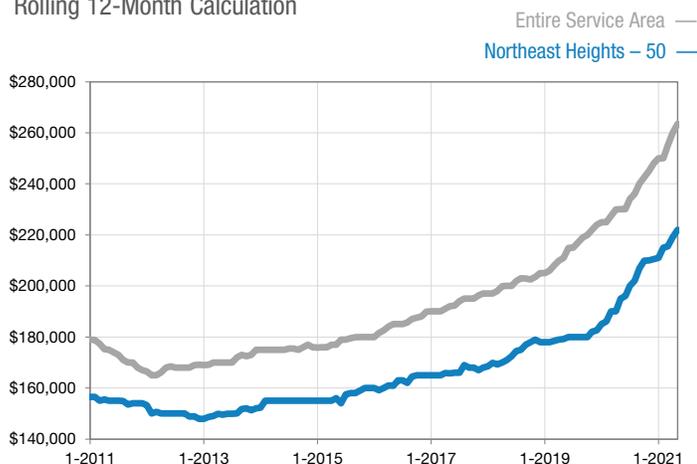
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	15	16	+ 6.7%	69	64	- 7.2%
Pending Sales	15	19	+ 26.7%	61	69	+ 13.1%
Closed Sales	11	12	+ 9.1%	54	67	+ 24.1%
Days on Market Until Sale	29	4	- 86.2%	32	19	- 40.6%
Median Sales Price*	\$180,000	\$196,000	+ 8.9%	\$170,500	\$197,000	+ 15.5%
Average Sales Price*	\$178,081	\$188,830	+ 6.0%	\$160,079	\$194,866	+ 21.7%
Percent of List Price Received*	98.6%	102.3%	+ 3.8%	97.9%	100.6%	+ 2.8%
Inventory of Homes for Sale	17	3	- 82.4%	--	--	--
Months Supply of Inventory	1.5	0.2	- 86.7%	--	--	--

* 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.

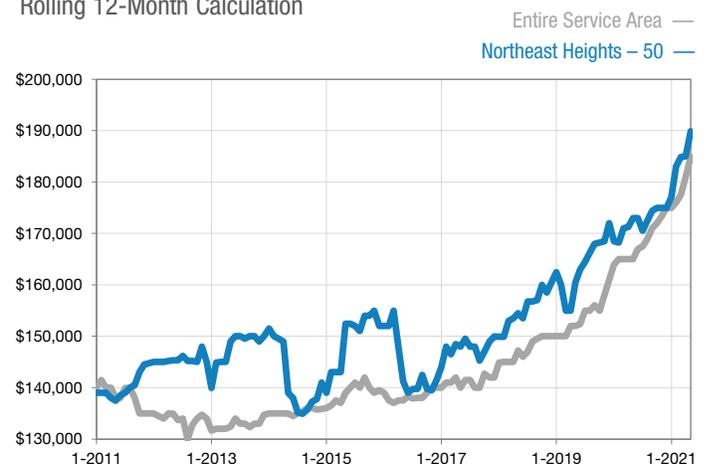
Median Sales Price - Single-Family Detached

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.