

# Local Market Update for May 2021

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



## Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

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	33	19	- 42.4%	118	81	- 31.4%
Pending Sales	33	20	- 39.4%	102	85	- 16.7%
Closed Sales	12	19	+ 58.3%	84	77	- 8.3%
Days on Market Until Sale	24	3	- 87.5%	28	21	- 25.0%
Median Sales Price*	\$354,000	<b>\$315,000</b>	- 11.0%	\$316,000	<b>\$350,000</b>	+ 10.8%
Average Sales Price*	\$353,825	<b>\$331,821</b>	- 6.2%	\$322,367	<b>\$357,403</b>	+ 10.9%
Percent of List Price Received*	97.7%	<b>100.7%</b>	+ 3.1%	98.3%	<b>100.0%</b>	+ 1.7%
Inventory of Homes for Sale	35	5	- 85.7%	--	--	--
Months Supply of Inventory	1.9	<b>0.3</b>	- 84.2%	--	--	--

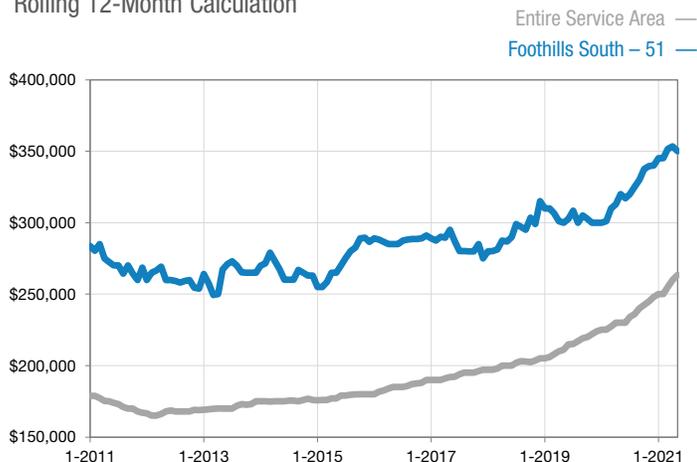
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	10	9	- 10.0%	36	34	- 5.6%
Pending Sales	12	9	- 25.0%	34	31	- 8.8%
Closed Sales	2	7	+ 250.0%	26	25	- 3.8%
Days on Market Until Sale	5	6	+ 20.0%	24	9	- 62.5%
Median Sales Price*	\$182,500	<b>\$287,000</b>	+ 57.3%	\$175,500	<b>\$222,250</b>	+ 26.6%
Average Sales Price*	\$182,500	<b>\$320,583</b>	+ 75.7%	\$181,952	<b>\$234,841</b>	+ 29.1%
Percent of List Price Received*	97.9%	<b>99.5%</b>	+ 1.6%	98.8%	<b>101.7%</b>	+ 2.9%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.2	<b>0.6</b>	- 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.

### 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.