Local Market Update for May 2021

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

gaar

Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached

| Key Metrics	May 2020	May 2021	Percent Change	Year to Date Thru 5-2020	Year to Date Thru 5-2021	Percent Change
New Listings	11	20	+ 81.8%	84	98	+ 16.7%
Pending Sales	13	23	+ 76.9%	63	92	+ 46.0%
Closed Sales	12	19	+ 58.3%	56	85	+ 51.8%
Days on Market Until Sale	31	12	- 61.3%	40	24	- 40.0%
Median Sales Price*	$153,500	$200,000	+ 30.3%	$149,900	$179,000	+ 19.4%
Average Sales Price*	$180,566	$218,500	+ 21.0%	$150,694	$191,463	+ 27.1%
Percent of List Price Received*	98.3%	101.1%	+ 2.8%	97.0%	99.5%	+ 2.6%
Inventory of Homes for Sale	35	9	- 74.3%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--

* 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

Key Metrics	May 2020	May 2021	Percent Change	Year to Date Thru 5-2020	Year to Date Thru 5-2021	Percent Change
New Listings	2	1	- 50.0%	8	6	- 25.0%
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	1	0	- 100.0%	6	3	- 50.0%
Days on Market Until Sale	5	--	--	12	4	- 66.7%
Median Sales Price*	$42,000	--	--	$108,700	$155,000	+ 42.6%
Average Sales Price*	$42,000	--	--	$100,983	$139,667	+ 38.3%
Percent of List Price Received*	85.7%	--	--	93.1%	101.1%	+ 8.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.7	0.6	- 77.8%	--	--	--

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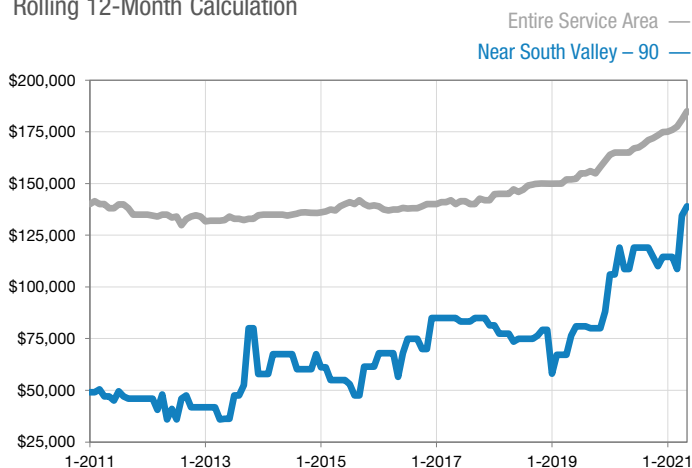
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Near South Valley – 90 —
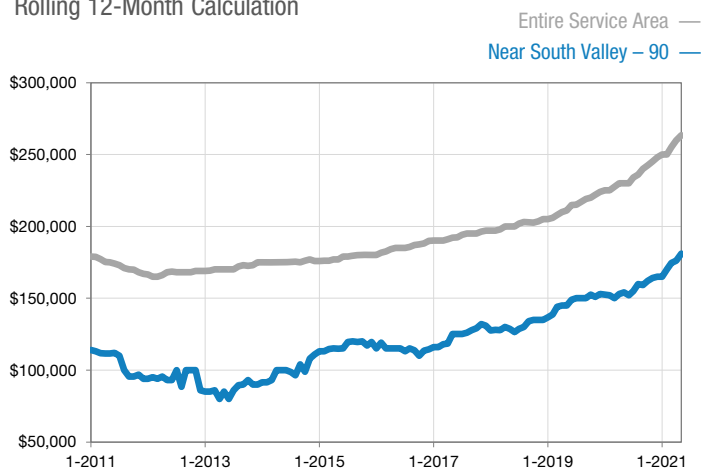
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Near South Valley – 90 —

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.