

Local Market Update for May 2021

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



87120

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	133	123	- 7.5%	617	559	- 9.4%
Pending Sales	117	137	+ 17.1%	471	542	+ 15.1%
Closed Sales	82	114	+ 39.0%	407	471	+ 15.7%
Days on Market Until Sale	21	9	- 57.1%	31	15	- 51.6%
Median Sales Price*	\$235,250	\$306,000	+ 30.1%	\$236,500	\$276,000	+ 16.7%
Average Sales Price*	\$260,275	\$332,662	+ 27.8%	\$259,242	\$313,593	+ 21.0%
Percent of List Price Received*	99.5%	101.3%	+ 1.8%	99.2%	100.8%	+ 1.6%
Inventory of Homes for Sale	178	43	- 75.8%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

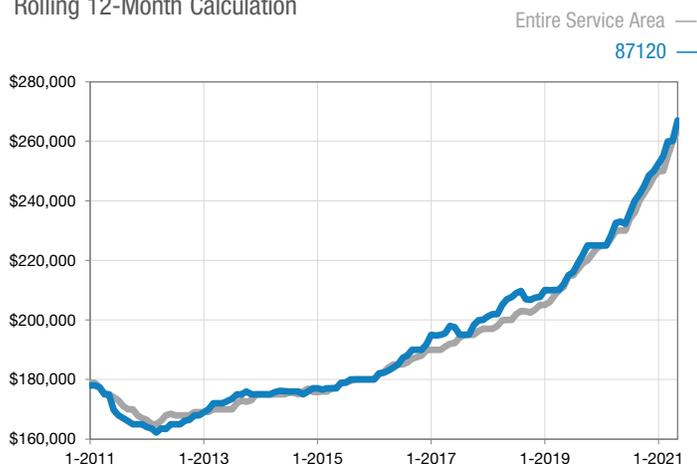
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	6	24	+ 300.0%	63	81	+ 28.6%
Pending Sales	8	24	+ 200.0%	60	79	+ 31.7%
Closed Sales	11	12	+ 9.1%	56	63	+ 12.5%
Days on Market Until Sale	11	3	- 72.7%	23	14	- 39.1%
Median Sales Price*	\$160,000	\$191,350	+ 19.6%	\$159,750	\$185,000	+ 15.8%
Average Sales Price*	\$148,536	\$190,300	+ 28.1%	\$183,917	\$199,395	+ 8.4%
Percent of List Price Received*	100.0%	101.8%	+ 1.8%	99.0%	101.0%	+ 2.0%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

* 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.

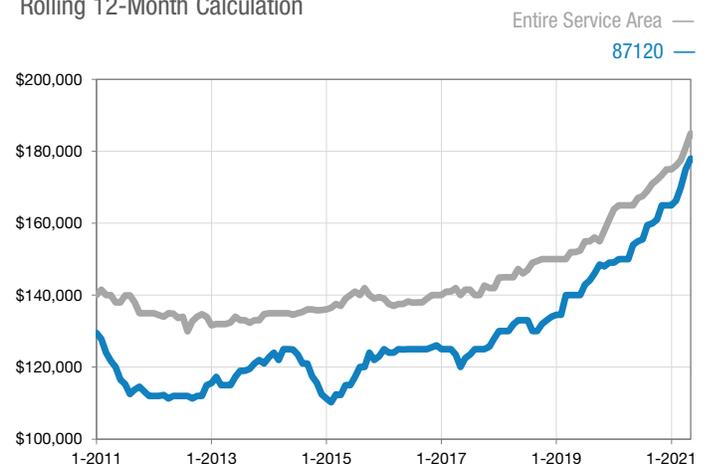
Median Sales Price - Single-Family Detached

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.