

# Local Market Update for May 2021

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



## 87031

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	56	<b>74</b>	+ 32.1%	263	<b>276</b>	+ 4.9%
Pending Sales	46	<b>69</b>	+ 50.0%	219	<b>259</b>	+ 18.3%
Closed Sales	39	<b>44</b>	+ 12.8%	180	<b>217</b>	+ 20.6%
Days on Market Until Sale	36	<b>14</b>	- 61.1%	50	<b>30</b>	- 40.0%
Median Sales Price*	\$199,000	<b>\$260,084</b>	+ 30.7%	\$215,250	<b>\$245,000</b>	+ 13.8%
Average Sales Price*	\$214,071	<b>\$271,639</b>	+ 26.9%	\$219,167	<b>\$261,440</b>	+ 19.3%
Percent of List Price Received*	98.0%	<b>100.2%</b>	+ 2.2%	98.5%	<b>99.9%</b>	+ 1.4%
Inventory of Homes for Sale	110	<b>47</b>	- 57.3%	--	--	--
Months Supply of Inventory	2.6	<b>0.9</b>	- 65.4%	--	--	--

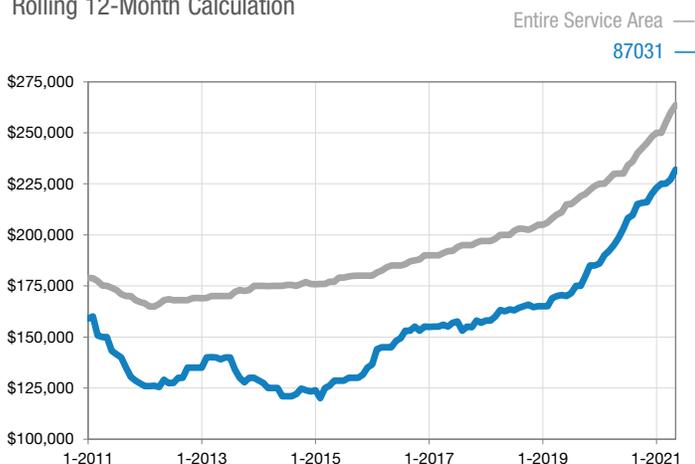
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	<b>2</b>	--	12	<b>14</b>	+ 16.7%
Pending Sales	2	<b>1</b>	- 50.0%	14	<b>13</b>	- 7.1%
Closed Sales	4	<b>3</b>	- 25.0%	14	<b>11</b>	- 21.4%
Days on Market Until Sale	18	<b>1</b>	- 94.4%	31	<b>7</b>	- 77.4%
Median Sales Price*	\$148,410	<b>\$145,000</b>	- 2.3%	\$144,660	<b>\$145,000</b>	+ 0.2%
Average Sales Price*	\$145,830	<b>\$160,833</b>	+ 10.3%	\$145,959	<b>\$155,673</b>	+ 6.7%
Percent of List Price Received*	98.1%	<b>101.3%</b>	+ 3.3%	98.6%	<b>100.9%</b>	+ 2.3%
Inventory of Homes for Sale	1	<b>1</b>	0.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.5</b>	+ 25.0%	--	--	--

\* 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.

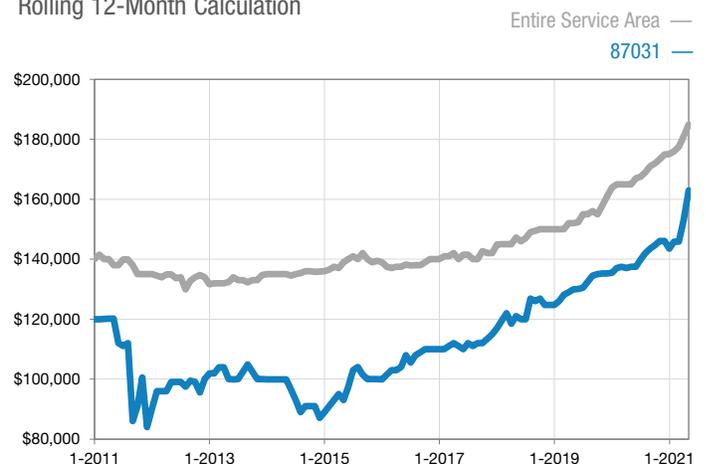
### Median Sales Price - Single-Family Detached

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.