

# Local Market Update for May 2021

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

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	27	<b>28</b>	+ 3.7%	143	<b>112</b>	- 21.7%
Pending Sales	18	<b>25</b>	+ 38.9%	88	<b>116</b>	+ 31.8%
Closed Sales	17	<b>20</b>	+ 17.6%	80	<b>111</b>	+ 38.8%
Days on Market Until Sale	19	<b>6</b>	- 68.4%	33	<b>31</b>	- 6.1%
Median Sales Price*	\$239,900	<b>\$246,750</b>	+ 2.9%	\$248,750	<b>\$247,500</b>	- 0.5%
Average Sales Price*	\$255,488	<b>\$303,727</b>	+ 18.9%	\$259,317	<b>\$272,144</b>	+ 4.9%
Percent of List Price Received*	98.4%	<b>102.3%</b>	+ 4.0%	97.8%	<b>99.7%</b>	+ 1.9%
Inventory of Homes for Sale	47	<b>15</b>	- 68.1%	--	--	--
Months Supply of Inventory	2.6	<b>0.7</b>	- 73.1%	--	--	--

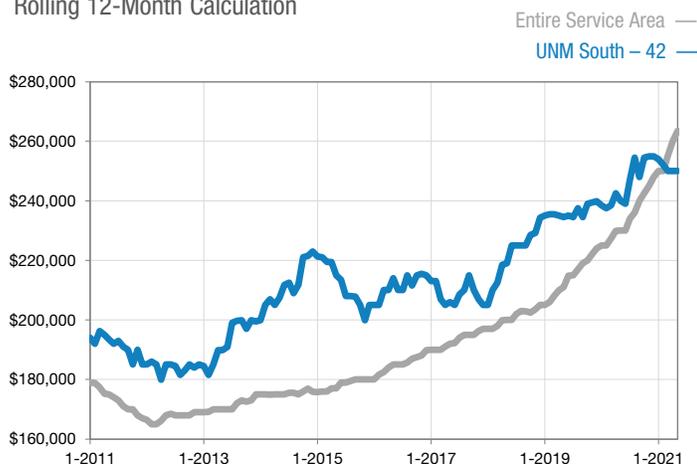
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	4	<b>2</b>	- 50.0%	28	<b>16</b>	- 42.9%
Pending Sales	2	<b>4</b>	+ 100.0%	16	<b>18</b>	+ 12.5%
Closed Sales	4	<b>4</b>	0.0%	19	<b>16</b>	- 15.8%
Days on Market Until Sale	38	<b>25</b>	- 34.2%	32	<b>43</b>	+ 34.4%
Median Sales Price*	\$118,750	<b>\$79,250</b>	- 33.3%	\$69,900	<b>\$178,500</b>	+ 155.4%
Average Sales Price*	\$144,400	<b>\$115,750</b>	- 19.8%	\$152,157	<b>\$213,063</b>	+ 40.0%
Percent of List Price Received*	121.1%	<b>95.1%</b>	- 21.5%	101.9%	<b>97.2%</b>	- 4.6%
Inventory of Homes for Sale	15	<b>3</b>	- 80.0%	--	--	--
Months Supply of Inventory	5.0	<b>0.9</b>	- 82.0%	--	--	--

\* 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.

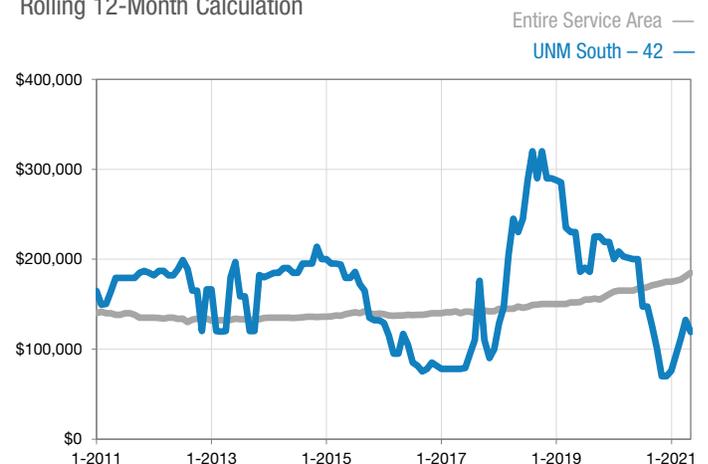
### Median Sales Price - Single-Family Detached

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.