

Local Market Update for May 2021

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



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Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	89	76	- 14.6%	389	367	- 5.7%
Pending Sales	90	94	+ 4.4%	336	369	+ 9.8%
Closed Sales	49	76	+ 55.1%	283	325	+ 14.8%
Days on Market Until Sale	25	16	- 36.0%	37	19	- 48.6%
Median Sales Price*	\$285,000	\$351,590	+ 23.4%	\$290,000	\$347,000	+ 19.7%
Average Sales Price*	\$318,361	\$436,912	+ 37.2%	\$336,121	\$407,306	+ 21.2%
Percent of List Price Received*	98.5%	101.5%	+ 3.0%	98.4%	100.7%	+ 2.3%
Inventory of Homes for Sale	106	20	- 81.1%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--

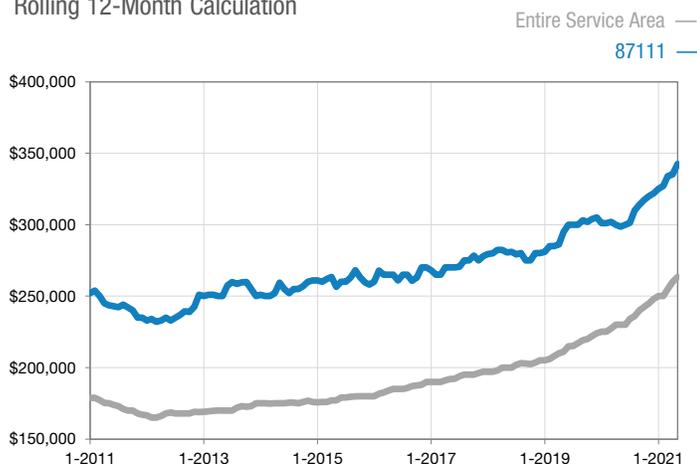
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	18	25	+ 38.9%	94	85	- 9.6%
Pending Sales	14	29	+ 107.1%	74	84	+ 13.5%
Closed Sales	17	15	- 11.8%	75	77	+ 2.7%
Days on Market Until Sale	14	4	- 71.4%	36	14	- 61.1%
Median Sales Price*	\$185,000	\$255,000	+ 37.8%	\$187,500	\$247,680	+ 32.1%
Average Sales Price*	\$211,876	\$266,097	+ 25.6%	\$208,945	\$249,562	+ 19.4%
Percent of List Price Received*	97.8%	101.2%	+ 3.5%	98.1%	101.0%	+ 3.0%
Inventory of Homes for Sale	22	4	- 81.8%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--

* 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.

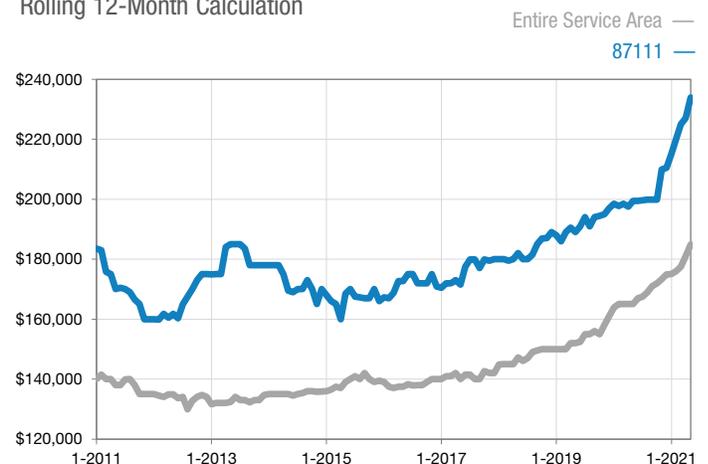
Median Sales Price - Single-Family Detached

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.