

Local Market Update for May 2021

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	12	17	+ 41.7%	75	70	- 6.7%
Pending Sales	12	16	+ 33.3%	73	66	- 9.6%
Closed Sales	15	16	+ 6.7%	64	52	- 18.8%
Days on Market Until Sale	15	9	- 40.0%	51	18	- 64.7%
Median Sales Price*	\$173,000	\$216,000	+ 24.9%	\$181,000	\$202,500	+ 11.9%
Average Sales Price*	\$178,100	\$227,063	+ 27.5%	\$187,050	\$214,712	+ 14.8%
Percent of List Price Received*	99.0%	103.6%	+ 4.6%	97.7%	100.2%	+ 2.6%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

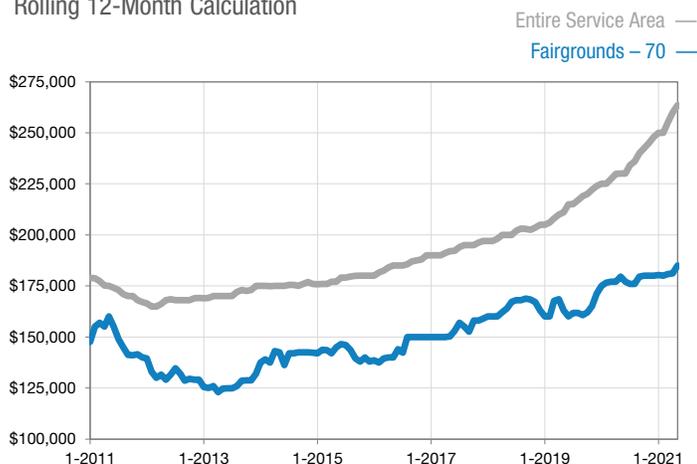
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	0	3	--	2	6	+ 200.0%
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	0	1	--	3	3	0.0%
Days on Market Until Sale	--	0	--	50	15	- 70.0%
Median Sales Price*	--	\$176,000	--	\$157,900	\$176,000	+ 11.5%
Average Sales Price*	--	\$176,000	--	\$128,300	\$183,000	+ 42.6%
Percent of List Price Received*	--	100.6%	--	95.3%	100.1%	+ 5.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

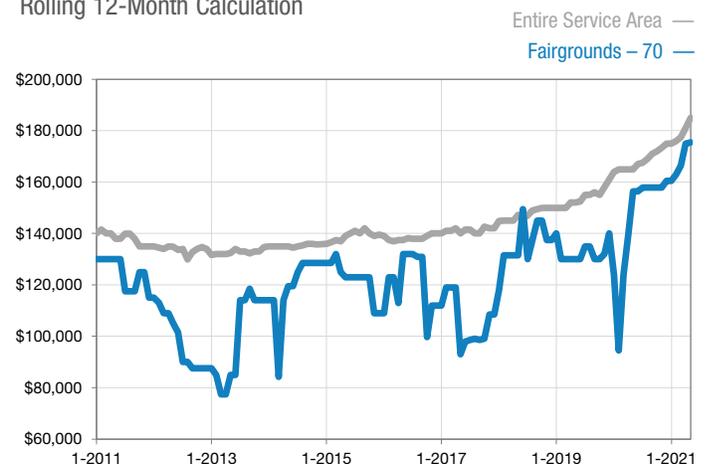
Median Sales Price - Single-Family Detached

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.