Local Market Update for May 2021

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

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Single-Family Detached

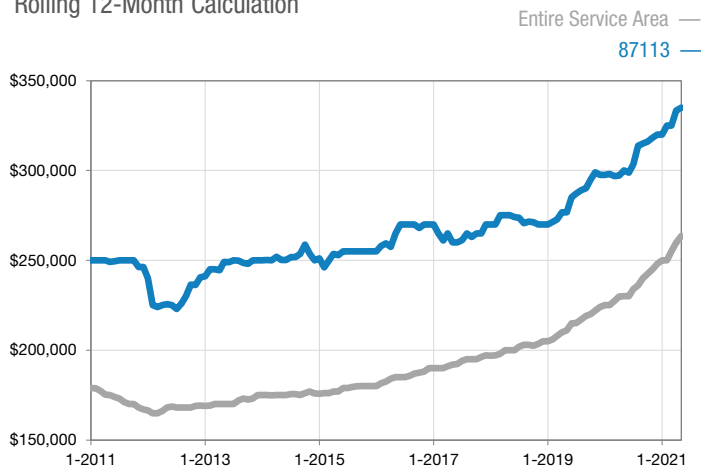| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	24	26	+ 8.3%	100	133	+ 33.0%
Pending Sales	20	23	+ 15.0%	84	107	+ 27.4%
Closed Sales	14	22	+ 57.1%	74	99	+ 33.8%
Days on Market Until Sale	12	9	- 25.0%	26	16	- 38.5%
Median Sales Price*	$295,000	$345,000	+ 16.9%	$308,150	$345,000	+ 12.0%
Average Sales Price*	$335,551	$367,636	+ 9.6%	$322,920	$379,874	+ 17.6%
Percent of List Price Received*	98.8%	101.3%	+ 2.5%	99.1%	100.2%	+ 1.1%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--

* 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

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	6	5	- 16.7%	20	11	- 45.0%
Pending Sales	8	5	- 37.5%	20	11	- 45.0%
Closed Sales	6	2	- 66.7%	15	8	- 46.7%
Days on Market Until Sale	4	2	- 50.0%	5	9	+ 80.0%
Median Sales Price*	$157,500	$180,000	+ 14.3%	$152,000	$179,000	+ 17.8%
Average Sales Price*	$156,167	$180,000	+ 15.3%	$151,160	$180,938	+ 19.7%
Percent of List Price Received*	99.4%	105.6%	+ 6.2%	99.1%	102.2%	+ 3.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.3	--	--	--	--

* 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.
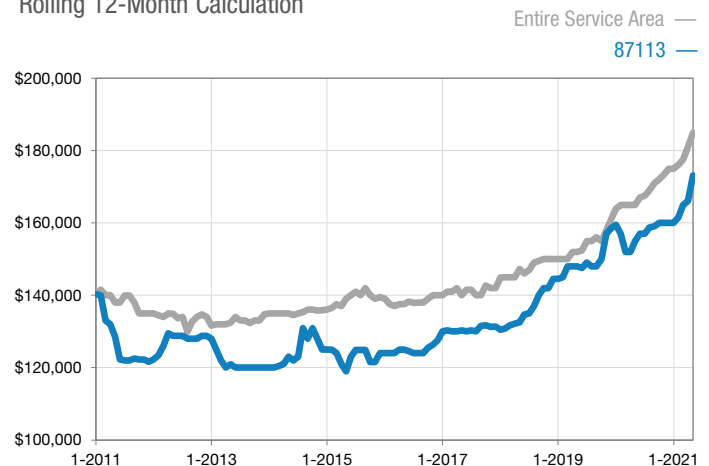
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87113 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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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.

Current as of June 5, 2021. All data from the Southwest Multiple Listing Service. Report © 2021 ShowingTime.