

# 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		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	27	28	+ 3.7%	143	112	- 21.7%
Pending Sales	18	25	+ 38.9%	88	116	+ 31.8%
Closed Sales	17	20	+ 17.6%	80	111	+ 38.8%
Days on Market Until Sale	19	6	- 68.4%	33	31	- 6.1%
Median Sales Price*	\$239,900	\$246,750	+ 2.9%	\$248,750	\$247,500	- 0.5%
Average Sales Price*	\$255,488	\$303,727	+ 18.9%	\$259,317	\$272,144	+ 4.9%
Percent of List Price Received*	98.4%	102.3%	+ 4.0%	97.8%	99.7%	+ 1.9%
Inventory of Homes for Sale	47	15	- 68.1%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--

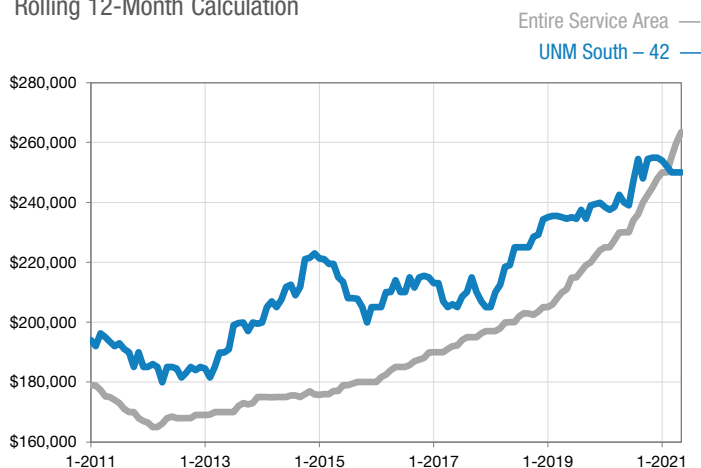
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	4	2	- 50.0%	28	16	- 42.9%
Pending Sales	2	4	+ 100.0%	16	18	+ 12.5%
Closed Sales	4	4	0.0%	19	16	- 15.8%
Days on Market Until Sale	38	25	- 34.2%	32	43	+ 34.4%
Median Sales Price*	\$118,750	\$79,250	- 33.3%	\$69,900	\$178,500	+ 155.4%
Average Sales Price*	\$144,400	\$115,750	- 19.8%	\$152,157	\$213,063	+ 40.0%
Percent of List Price Received*	121.1%	95.1%	- 21.5%	101.9%	97.2%	- 4.6%
Inventory of Homes for Sale	15	3	- 80.0%	--	--	--
Months Supply of Inventory	5.0	0.9	- 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.

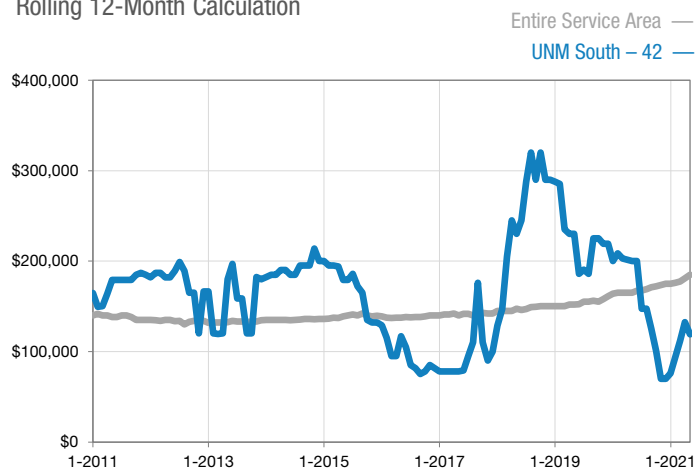
### Median Sales Price - Single-Family Detached

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.