

Local Market Update for May 2021

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	102	84	- 17.6%	457	396	- 13.3%
Pending Sales	78	94	+ 20.5%	328	380	+ 15.9%
Closed Sales	52	84	+ 61.5%	290	329	+ 13.4%
Days on Market Until Sale	18	11	- 38.9%	34	17	- 50.0%
Median Sales Price*	\$257,830	\$340,000	+ 31.9%	\$256,936	\$312,500	+ 21.6%
Average Sales Price*	\$286,065	\$357,812	+ 25.1%	\$281,125	\$341,662	+ 21.5%
Percent of List Price Received*	99.3%	101.3%	+ 2.0%	99.2%	100.6%	+ 1.4%
Inventory of Homes for Sale	146	37	- 74.7%	--	--	--
Months Supply of Inventory	2.2	0.5	- 77.3%	--	--	--

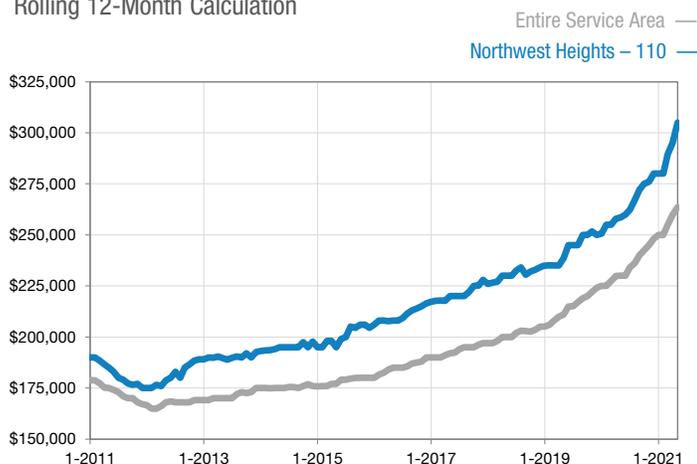
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	3	9	+ 200.0%	22	27	+ 22.7%
Pending Sales	2	7	+ 250.0%	23	24	+ 4.3%
Closed Sales	2	1	- 50.0%	24	17	- 29.2%
Days on Market Until Sale	7	2	- 71.4%	33	28	- 15.2%
Median Sales Price*	\$141,500	\$218,000	+ 54.1%	\$172,500	\$185,000	+ 7.2%
Average Sales Price*	\$141,500	\$218,000	+ 54.1%	\$225,257	\$239,412	+ 6.3%
Percent of List Price Received*	99.0%	103.8%	+ 4.8%	98.7%	99.8%	+ 1.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

* 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.

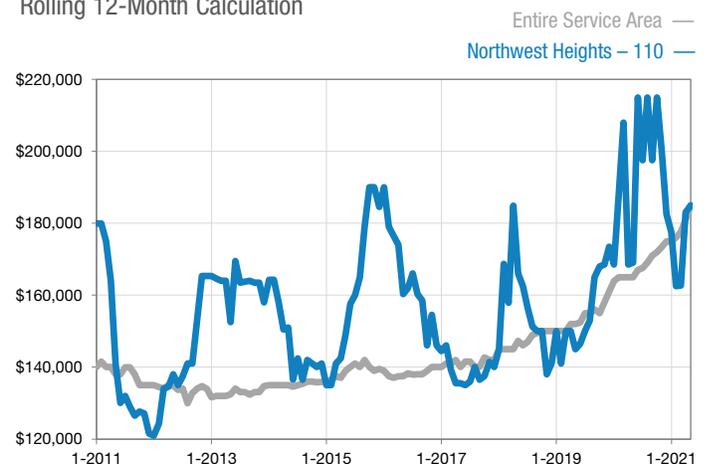
Median Sales Price - Single-Family Detached

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.