

Local Market Update for May 2021

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



87002

Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	19	26	+ 36.8%	98	152	+ 55.1%
Pending Sales	26	28	+ 7.7%	93	140	+ 50.5%
Closed Sales	12	21	+ 75.0%	76	89	+ 17.1%
Days on Market Until Sale	60	19	- 68.3%	70	33	- 52.9%
Median Sales Price*	\$161,700	\$169,000	+ 4.5%	\$150,350	\$170,000	+ 13.1%
Average Sales Price*	\$174,142	\$208,543	+ 19.8%	\$160,226	\$192,449	+ 20.1%
Percent of List Price Received*	99.5%	100.9%	+ 1.4%	97.7%	98.5%	+ 0.8%
Inventory of Homes for Sale	63	24	- 61.9%	--	--	--
Months Supply of Inventory	3.7	1.1	- 70.3%	--	--	--

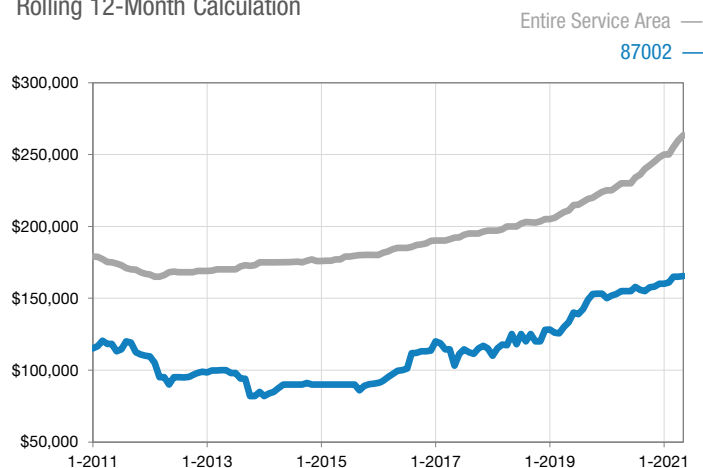
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	2	3	+ 50.0%	10	12	+ 20.0%
Pending Sales	0	2	--	6	10	+ 66.7%
Closed Sales	0	1	--	5	6	+ 20.0%
Days on Market Until Sale	--	2	--	13	32	+ 146.2%
Median Sales Price*	--	\$110,000	--	\$105,000	\$119,174	+ 13.5%
Average Sales Price*	--	\$110,000	--	\$105,780	\$122,991	+ 16.3%
Percent of List Price Received*	--	95.7%	--	89.8%	100.9%	+ 12.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--

* 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.

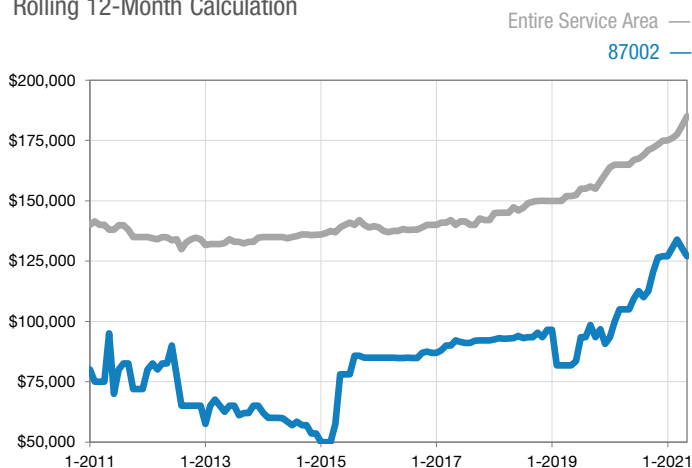
Median Sales Price - Single-Family Detached

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.