

Local Market Update for May 2021

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



UNM – 40

East of I-25, South of I-40, West of San Mateo 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	33	36	+ 9.1%	161	140	- 13.0%
Pending Sales	38	31	- 18.4%	119	126	+ 5.9%
Closed Sales	18	31	+ 72.2%	89	116	+ 30.3%
Days on Market Until Sale	12	24	+ 100.0%	42	29	- 31.0%
Median Sales Price*	\$285,000	\$359,900	+ 26.3%	\$295,000	\$330,000	+ 11.9%
Average Sales Price*	\$319,750	\$390,165	+ 22.0%	\$334,414	\$366,217	+ 9.5%
Percent of List Price Received*	98.1%	100.4%	+ 2.3%	97.4%	99.6%	+ 2.3%
Inventory of Homes for Sale	52	23	- 55.8%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--

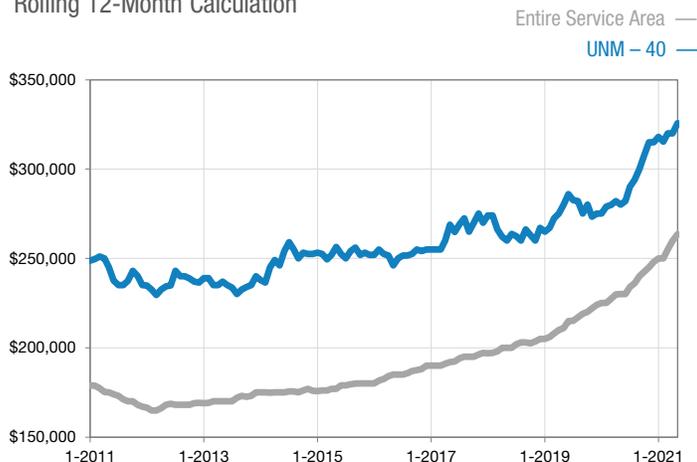
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	6	9	+ 50.0%
Pending Sales	2	1	- 50.0%	3	8	+ 166.7%
Closed Sales	0	4	--	1	7	+ 600.0%
Days on Market Until Sale	--	53	--	31	42	+ 35.5%
Median Sales Price*	--	\$324,000	--	\$190,000	\$260,000	+ 36.8%
Average Sales Price*	--	\$312,625	--	\$190,000	\$279,500	+ 47.1%
Percent of List Price Received*	--	97.1%	--	100.0%	97.0%	- 3.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.6	1.1	- 69.4%	--	--	--

* 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.

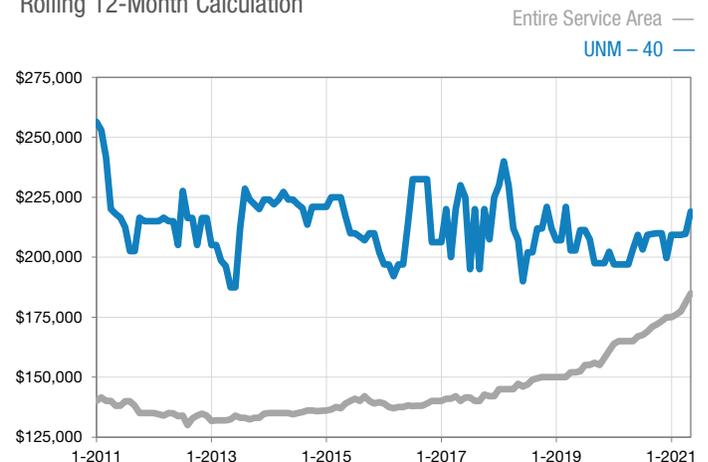
Median Sales Price - Single-Family Detached

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.