

Local Market Update for May 2021

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



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Single-Family Detached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	15	22	+ 46.7%	87	83	- 4.6%
Pending Sales	19	17	- 10.5%	61	84	+ 37.7%
Closed Sales	9	17	+ 88.9%	47	81	+ 72.3%
Days on Market Until Sale	25	24	- 4.0%	41	34	- 17.1%
Median Sales Price*	\$168,500	\$170,000	+ 0.9%	\$145,000	\$179,000	+ 23.4%
Average Sales Price*	\$212,822	\$180,953	- 15.0%	\$170,885	\$211,842	+ 24.0%
Percent of List Price Received*	97.9%	99.6%	+ 1.7%	96.6%	99.6%	+ 3.1%
Inventory of Homes for Sale	38	10	- 73.7%	--	--	--
Months Supply of Inventory	3.5	0.6	- 82.9%	--	--	--

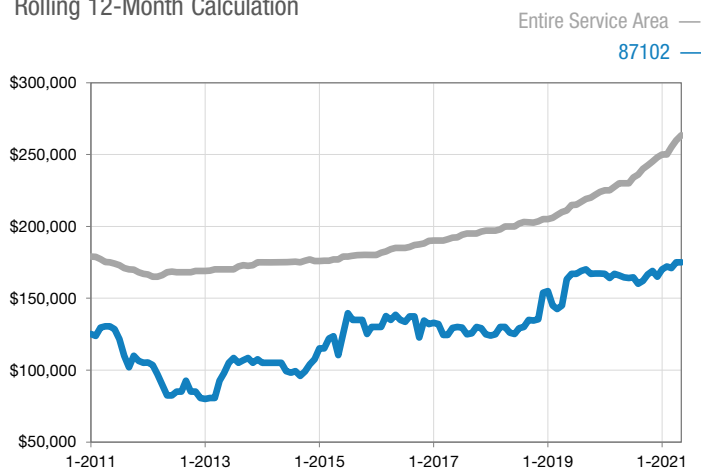
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	9	8	- 11.1%	40	44	+ 10.0%
Pending Sales	3	8	+ 166.7%	18	42	+ 133.3%
Closed Sales	4	7	+ 75.0%	23	30	+ 30.4%
Days on Market Until Sale	43	50	+ 16.3%	40	54	+ 35.0%
Median Sales Price*	\$248,975	\$221,000	- 11.2%	\$199,000	\$230,950	+ 16.1%
Average Sales Price*	\$251,125	\$216,921	- 13.6%	\$210,039	\$241,758	+ 15.1%
Percent of List Price Received*	96.4%	99.5%	+ 3.2%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--
Months Supply of Inventory	6.2	2.1	- 66.1%	--	--	--

* 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.

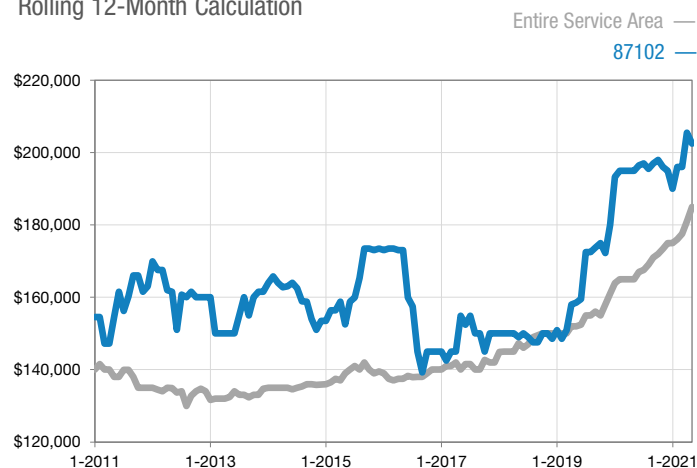
Median Sales Price - Single-Family Detached

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.