

Local Market Update for May 2021

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



87121

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	96	77	- 19.8%	424	416	- 1.9%
Pending Sales	101	89	- 11.9%	405	414	+ 2.2%
Closed Sales	67	93	+ 38.8%	344	370	+ 7.6%
Days on Market Until Sale	10	5	- 50.0%	29	7	- 75.9%
Median Sales Price*	\$172,500	\$210,000	+ 21.7%	\$173,250	\$206,000	+ 18.9%
Average Sales Price*	\$175,066	\$216,475	+ 23.7%	\$177,613	\$210,083	+ 18.3%
Percent of List Price Received*	99.9%	102.5%	+ 2.6%	99.6%	101.9%	+ 2.3%
Inventory of Homes for Sale	65	19	- 70.8%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--

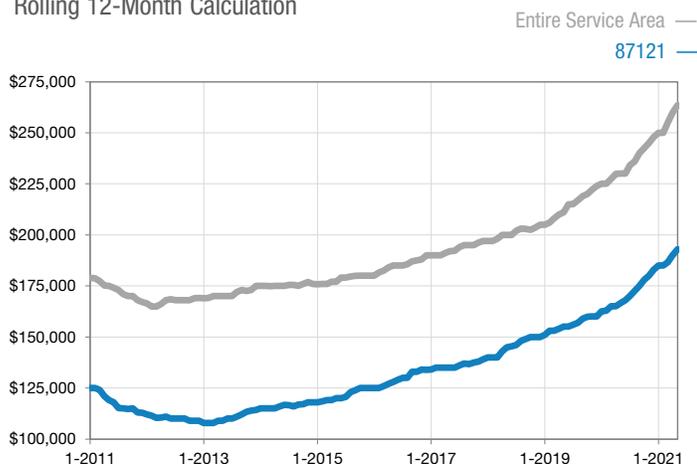
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	16	11	- 31.3%
Pending Sales	4	4	0.0%	15	11	- 26.7%
Closed Sales	5	2	- 60.0%	15	12	- 20.0%
Days on Market Until Sale	13	5	- 61.5%	47	6	- 87.2%
Median Sales Price*	\$101,000	\$223,750	+ 121.5%	\$144,000	\$158,500	+ 10.1%
Average Sales Price*	\$106,200	\$223,750	+ 110.7%	\$137,273	\$165,494	+ 20.6%
Percent of List Price Received*	100.9%	101.3%	+ 0.4%	99.0%	100.1%	+ 1.1%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	--	--	--	--	--

* 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.

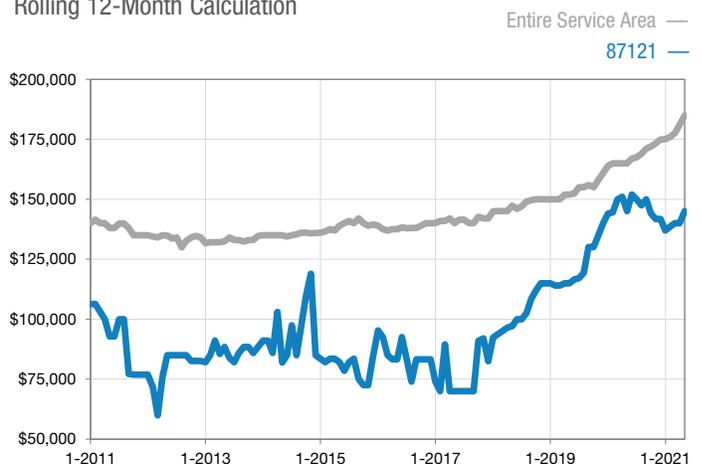
Median Sales Price - Single-Family Detached

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.