

Local Market Update for May 2021

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



87106

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	29	33	+ 13.8%	171	130	- 24.0%
Pending Sales	33	32	- 3.0%	114	130	+ 14.0%
Closed Sales	16	27	+ 68.8%	92	122	+ 32.6%
Days on Market Until Sale	36	10	- 72.2%	41	26	- 36.6%
Median Sales Price*	\$280,000	\$335,000	+ 19.6%	\$276,250	\$280,000	+ 1.4%
Average Sales Price*	\$277,505	\$351,784	+ 26.8%	\$290,594	\$314,704	+ 8.3%
Percent of List Price Received*	97.5%	102.7%	+ 5.3%	97.4%	100.2%	+ 2.9%
Inventory of Homes for Sale	59	17	- 71.2%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--

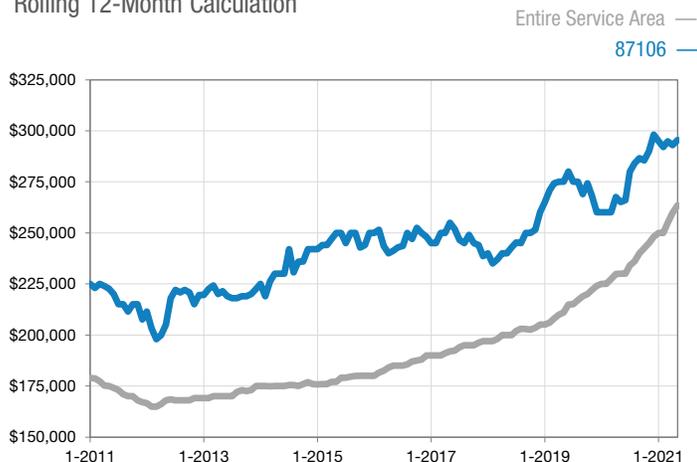
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	21	24	+ 14.3%
Pending Sales	3	6	+ 100.0%	14	21	+ 50.0%
Closed Sales	4	11	+ 175.0%	14	17	+ 21.4%
Days on Market Until Sale	38	30	- 21.1%	36	23	- 36.1%
Median Sales Price*	\$118,750	\$260,000	+ 118.9%	\$97,950	\$235,000	+ 139.9%
Average Sales Price*	\$144,400	\$233,409	+ 61.6%	\$141,607	\$218,088	+ 54.0%
Percent of List Price Received*	121.1%	96.9%	- 20.0%	103.9%	97.0%	- 6.6%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	3.4	1.0	- 70.6%	--	--	--

* 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.

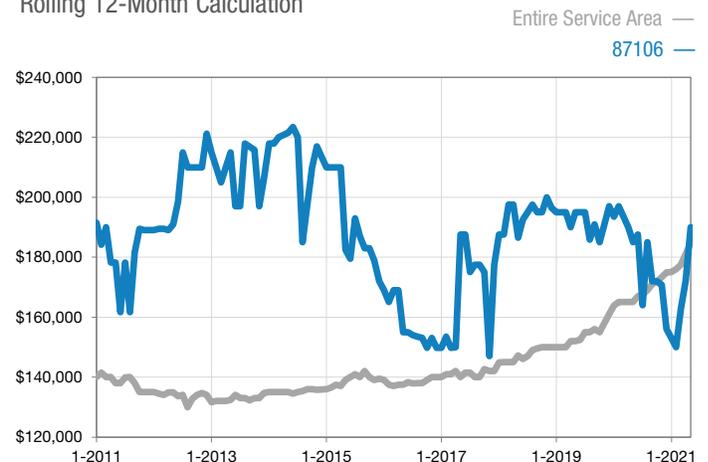
Median Sales Price - Single-Family Detached

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.