

Local Market Update for August 2020

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	25	32	+ 28.0%	260	222	- 14.6%
Pending Sales	20	32	+ 60.0%	196	186	- 5.1%
Closed Sales	35	26	- 25.7%	188	158	- 16.0%
Days on Market Until Sale	27	22	- 18.5%	30	26	- 13.3%
Median Sales Price*	\$379,150	\$435,500	+ 14.9%	\$384,500	\$406,000	+ 5.6%
Average Sales Price*	\$408,625	\$482,377	+ 18.0%	\$442,114	\$428,328	- 3.1%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.6%	99.0%	+ 0.4%
Inventory of Homes for Sale	42	33	- 21.4%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

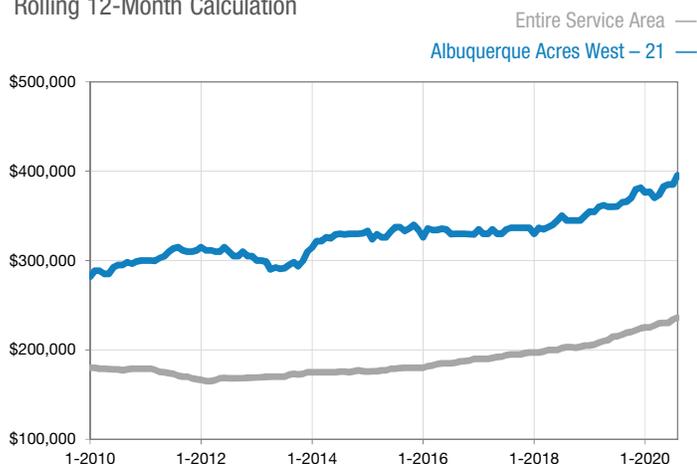
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	0	2	--	7	8	+ 14.3%
Pending Sales	1	3	+ 200.0%	8	8	0.0%
Closed Sales	0	1	--	7	6	- 14.3%
Days on Market Until Sale	--	1	--	40	3	- 92.5%
Median Sales Price*	--	\$219,900	--	\$194,000	\$215,000	+ 10.8%
Average Sales Price*	--	\$219,900	--	\$219,183	\$214,150	- 2.3%
Percent of List Price Received*	--	100.0%	--	98.2%	100.2%	+ 2.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

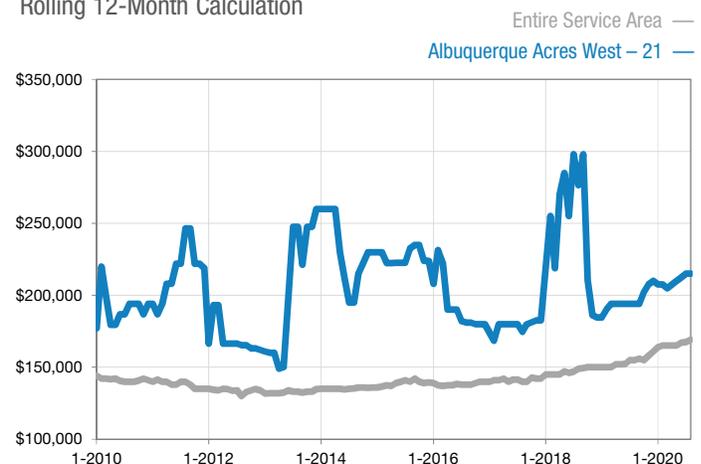
Median Sales Price - Single-Family Detached

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.