

Local Market Update for August 2020

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	33	24	- 27.3%	275	272	- 1.1%
Pending Sales	39	29	- 25.6%	194	211	+ 8.8%
Closed Sales	36	28	- 22.2%	172	192	+ 11.6%
Days on Market Until Sale	51	29	- 43.1%	46	38	- 17.4%
Median Sales Price*	\$254,750	\$298,500	+ 17.2%	\$260,000	\$289,750	+ 11.4%
Average Sales Price*	\$283,483	\$308,294	+ 8.8%	\$282,332	\$300,340	+ 6.4%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	97.1%	97.8%	+ 0.7%
Inventory of Homes for Sale	63	34	- 46.0%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--

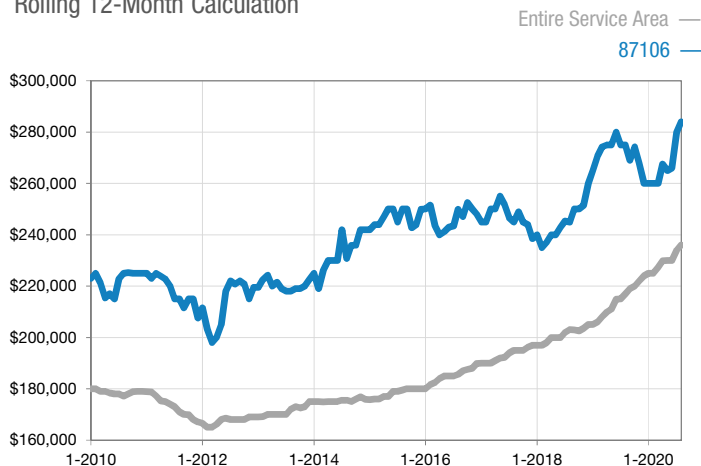
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	3	4	+ 33.3%	46	35	- 23.9%
Pending Sales	3	6	+ 100.0%	25	30	+ 20.0%
Closed Sales	3	4	+ 33.3%	23	27	+ 17.4%
Days on Market Until Sale	128	71	- 44.5%	67	40	- 40.3%
Median Sales Price*	\$45,000	\$240,000	+ 433.3%	\$185,000	\$156,000	- 15.7%
Average Sales Price*	\$117,833	\$205,000	+ 74.0%	\$157,365	\$149,389	- 5.1%
Percent of List Price Received*	93.0%	95.5%	+ 2.7%	94.6%	100.0%	+ 5.7%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	4.1	1.2	- 70.7%	--	--	--

* 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.

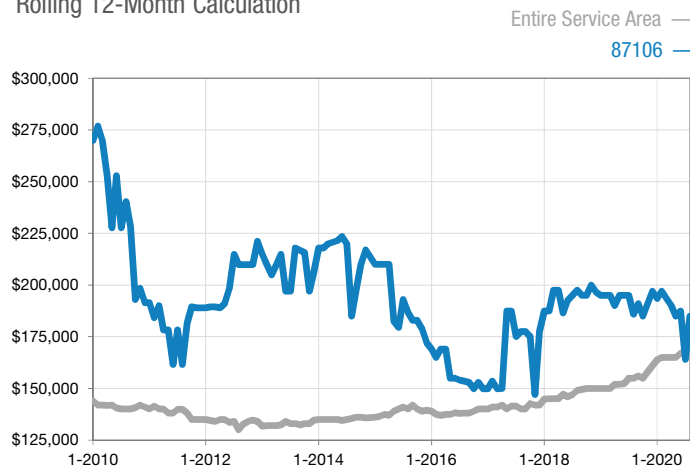
Median Sales Price - Single-Family Detached

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.