

Local Market Update for August 2020

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



87047

Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	11	17	+ 54.5%	120	126	+ 5.0%
Pending Sales	6	21	+ 250.0%	64	99	+ 54.7%
Closed Sales	8	17	+ 112.5%	62	86	+ 38.7%
Days on Market Until Sale	31	69	+ 122.6%	44	51	+ 15.9%
Median Sales Price*	\$315,000	\$430,000	+ 36.5%	\$350,000	\$417,250	+ 19.2%
Average Sales Price*	\$345,438	\$408,888	+ 18.4%	\$379,123	\$426,239	+ 12.4%
Percent of List Price Received*	98.4%	99.5%	+ 1.1%	97.4%	98.1%	+ 0.7%
Inventory of Homes for Sale	58	26	- 55.2%	--	--	--
Months Supply of Inventory	7.6	2.4	- 68.4%	--	--	--

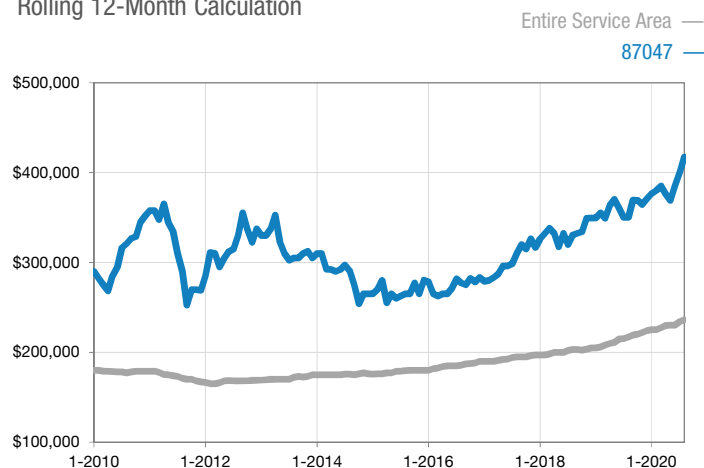
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

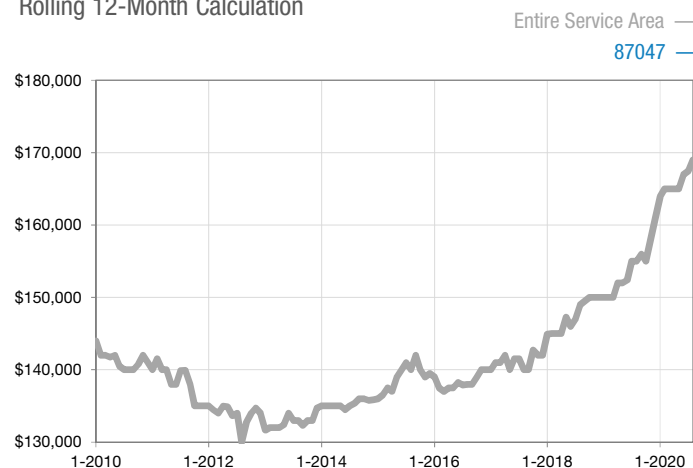
Median Sales Price - Single-Family Detached

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.