

Local Market Update for August 2020

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	23	25	+ 8.7%	175	159	- 9.1%
Pending Sales	23	27	+ 17.4%	155	140	- 9.7%
Closed Sales	23	20	- 13.0%	138	108	- 21.7%
Days on Market Until Sale	40	27	- 32.5%	61	38	- 37.7%
Median Sales Price*	\$145,000	\$184,450	+ 27.2%	\$150,000	\$159,000	+ 6.0%
Average Sales Price*	\$130,154	\$182,970	+ 40.6%	\$152,532	\$167,286	+ 9.7%
Percent of List Price Received*	101.6%	98.7%	- 2.9%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	32	22	- 31.3%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

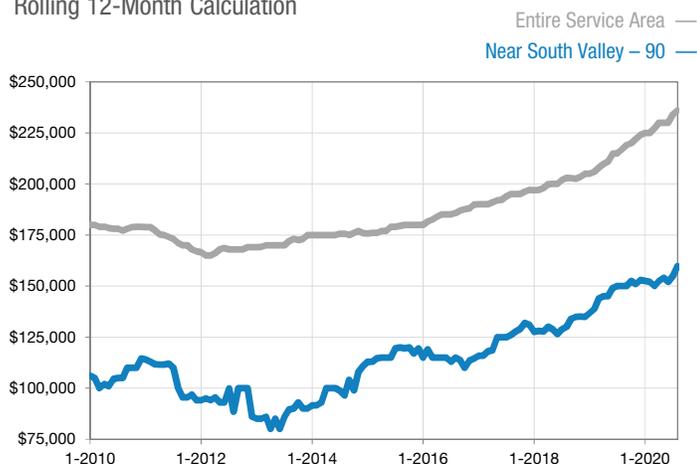
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	5	8	+ 60.0%
Pending Sales	0	1	--	3	8	+ 166.7%
Closed Sales	0	0	0.0%	6	7	+ 16.7%
Days on Market Until Sale	--	--	--	58	22	- 62.1%
Median Sales Price*	--	--	--	\$69,000	\$110,000	+ 59.4%
Average Sales Price*	--	--	--	\$74,833	\$109,200	+ 45.9%
Percent of List Price Received*	--	--	--	94.6%	94.0%	- 0.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	--	--	--	--	--

* 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.

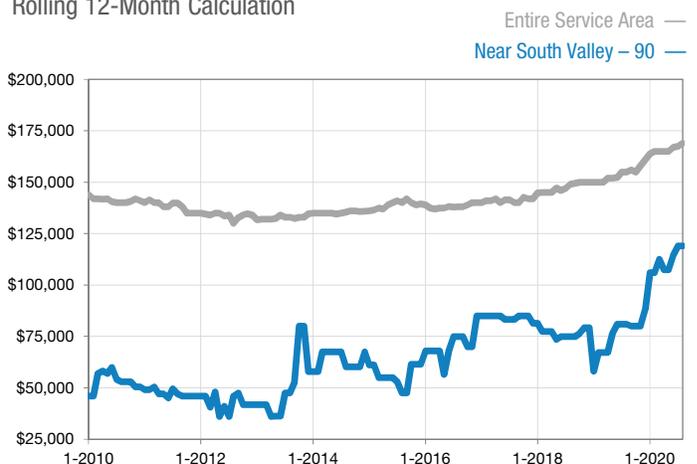
Median Sales Price - Single-Family Detached

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.