

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	73	75	+ 2.7%	496	486	- 2.0%
Pending Sales	46	69	+ 50.0%	367	443	+ 20.7%
Closed Sales	57	48	- 15.8%	348	380	+ 9.2%
Days on Market Until Sale	30	23	- 23.3%	37	27	- 27.0%
Median Sales Price*	\$260,000	\$249,950	- 3.9%	\$248,500	\$252,150	+ 1.5%
Average Sales Price*	\$262,469	\$280,106	+ 6.7%	\$256,765	\$276,393	+ 7.6%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	98.1%	99.3%	+ 1.2%
Inventory of Homes for Sale	116	49	- 57.8%	--	--	--
Months Supply of Inventory	2.8	1.0	- 64.3%	--	--	--

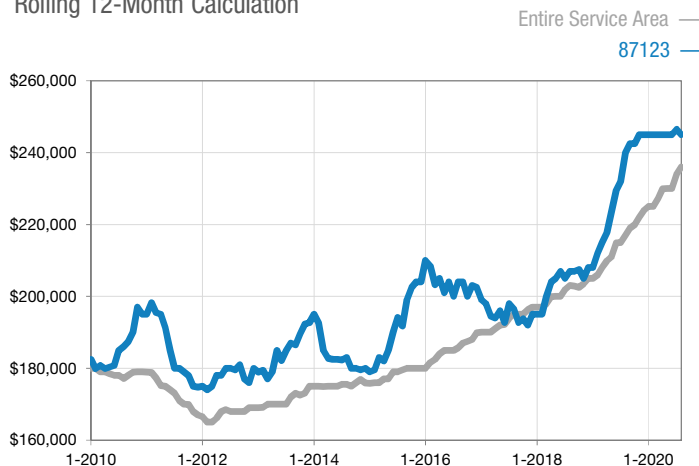
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	13	11	- 15.4%	100	115	+ 15.0%
Pending Sales	8	15	+ 87.5%	86	122	+ 41.9%
Closed Sales	16	19	+ 18.8%	83	104	+ 25.3%
Days on Market Until Sale	60	27	- 55.0%	85	52	- 38.8%
Median Sales Price*	\$204,950	\$201,000	- 1.9%	\$194,000	\$195,950	+ 1.0%
Average Sales Price*	\$199,519	\$209,842	+ 5.2%	\$191,918	\$200,337	+ 4.4%
Percent of List Price Received*	98.9%	100.5%	+ 1.6%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	29	6	- 79.3%	--	--	--
Months Supply of Inventory	2.9	0.5	- 82.8%	--	--	--

* 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.

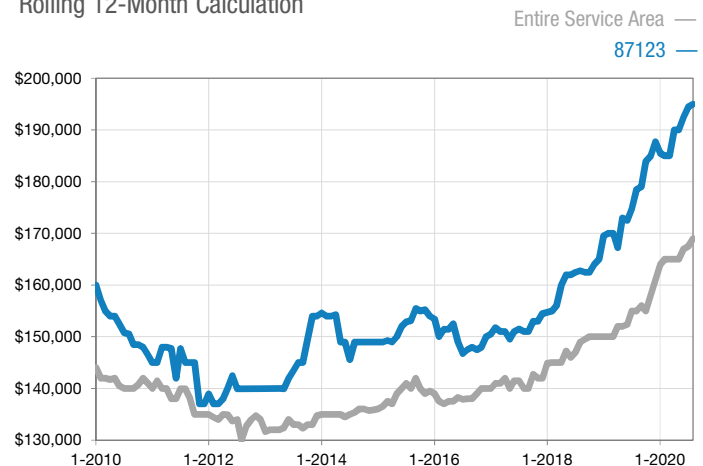
Median Sales Price - Single-Family Detached

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.