

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	40	38	- 5.0%	297	304	+ 2.4%
Pending Sales	26	35	+ 34.6%	202	240	+ 18.8%
Closed Sales	33	32	- 3.0%	206	214	+ 3.9%
Days on Market Until Sale	26	18	- 30.8%	43	32	- 25.6%
Median Sales Price*	\$225,000	\$191,000	- 15.1%	\$183,000	\$179,950	- 1.7%
Average Sales Price*	\$235,746	\$222,806	- 5.5%	\$215,896	\$212,905	- 1.4%
Percent of List Price Received*	98.0%	97.1%	- 0.9%	97.9%	97.7%	- 0.2%
Inventory of Homes for Sale	81	43	- 46.9%	--	--	--
Months Supply of Inventory	3.4	1.6	- 52.9%	--	--	--

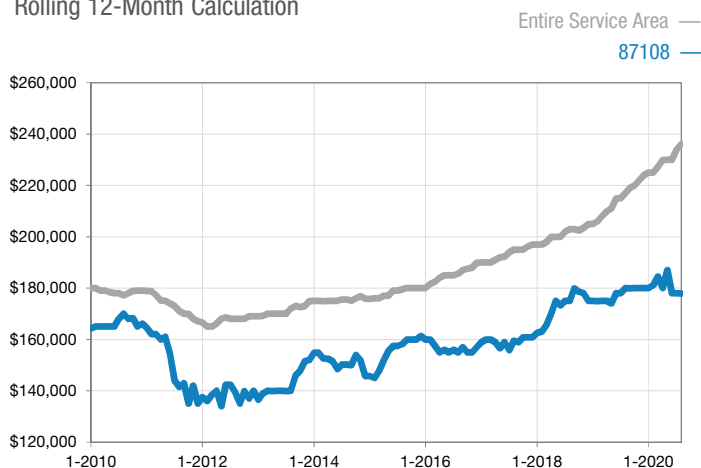
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	1	6	+ 500.0%	31	43	+ 38.7%
Pending Sales	3	5	+ 66.7%	24	30	+ 25.0%
Closed Sales	3	4	+ 33.3%	27	25	- 7.4%
Days on Market Until Sale	13	19	+ 46.2%	56	25	- 55.4%
Median Sales Price*	\$363,200	\$126,000	- 65.3%	\$124,000	\$122,500	- 1.2%
Average Sales Price*	\$253,306	\$163,250	- 35.6%	\$166,483	\$156,691	- 5.9%
Percent of List Price Received*	96.9%	95.9%	- 1.0%	95.9%	96.8%	+ 0.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

* 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.

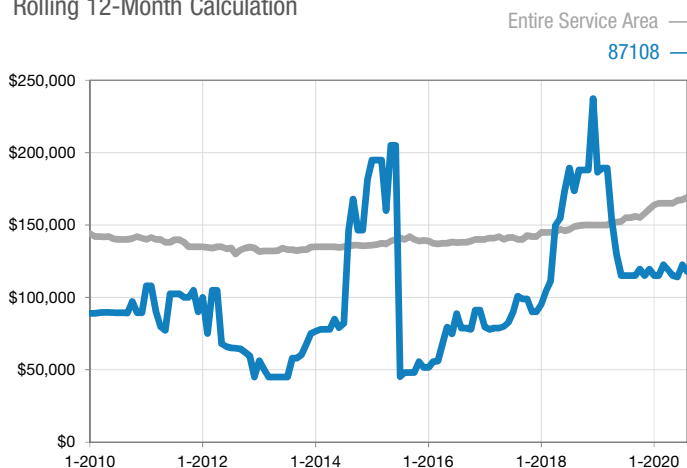
Median Sales Price - Single-Family Detached

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.