

Local Market Update for August 2020

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



North Albuquerque Acres Area – 20

East of Ventura St NE / Holbrook St NE, South of Elena Dr NE, West of Tennyson St NE, North of San Antonio Dr NE

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	19	16	- 15.8%	182	158	- 13.2%
Pending Sales	22	17	- 22.7%	110	104	- 5.5%
Closed Sales	12	10	- 16.7%	92	91	- 1.1%
Days on Market Until Sale	54	36	- 33.3%	51	51	0.0%
Median Sales Price*	\$745,000	\$627,225	- 15.8%	\$595,000	\$655,000	+ 10.1%
Average Sales Price*	\$797,500	\$695,458	- 12.8%	\$625,551	\$679,433	+ 8.6%
Percent of List Price Received*	96.0%	97.1%	+ 1.1%	97.6%	97.6%	0.0%
Inventory of Homes for Sale	50	38	- 24.0%	--	--	--
Months Supply of Inventory	4.6	3.3	- 28.3%	--	--	--

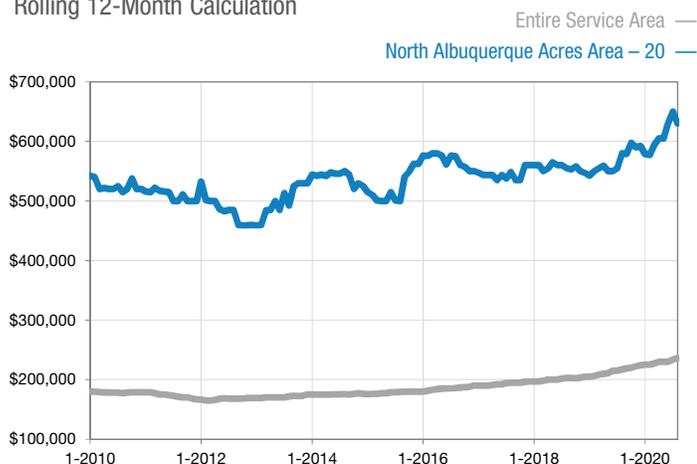
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
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.

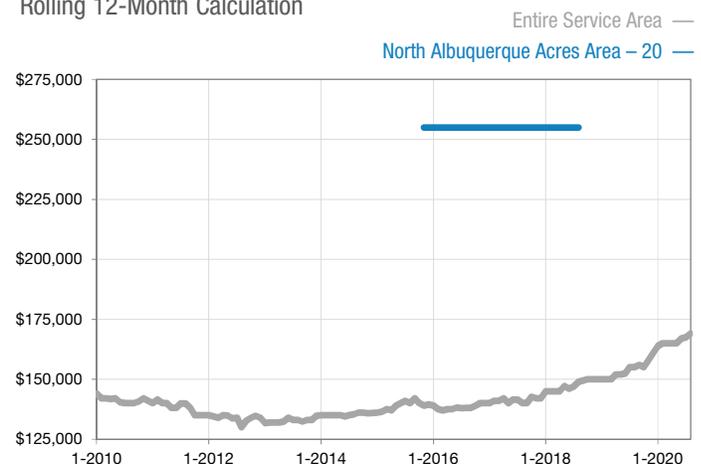
Median Sales Price - Single-Family Detached

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.