

# Local Market Update for August 2020

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



## South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

| Single-Family Detached          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 8-2019  | Thru 8-2020      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 10        | 7                | - 30.0%        | 77           | 52               | - 32.5%        |
| Pending Sales                   | 4         | 7                | + 75.0%        | 49           | 40               | - 18.4%        |
| Closed Sales                    | 3         | 8                | + 166.7%       | 43           | 36               | - 16.3%        |
| Days on Market Until Sale       | 24        | 46               | + 91.7%        | 46           | 57               | + 23.9%        |
| Median Sales Price*             | \$325,000 | <b>\$293,500</b> | - 9.7%         | \$263,000    | <b>\$253,450</b> | - 3.6%         |
| Average Sales Price*            | \$320,667 | <b>\$333,688</b> | + 4.1%         | \$283,865    | <b>\$306,563</b> | + 8.0%         |
| Percent of List Price Received* | 97.8%     | <b>95.9%</b>     | - 1.9%         | 97.5%        | <b>96.4%</b>     | - 1.1%         |
| Inventory of Homes for Sale     | 28        | 11               | - 60.7%        | --           | --               | --             |
| Months Supply of Inventory      | 5.3       | 2.2              | - 58.5%        | --           | --               | --             |

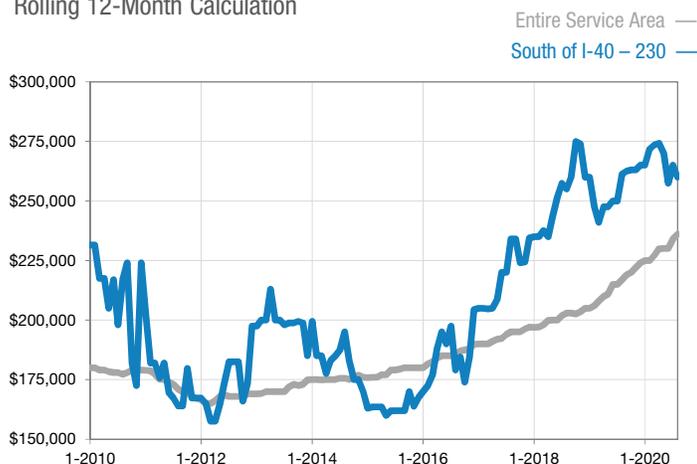
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August |      |                | Year to Date |             |                |
|---------------------------------|--------|------|----------------|--------------|-------------|----------------|
|                                 | 2019   | 2020 | Percent Change | Thru 8-2019  | Thru 8-2020 | Percent Change |
| <b>Key Metrics</b>              |        |      |                |              |             |                |
| 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.

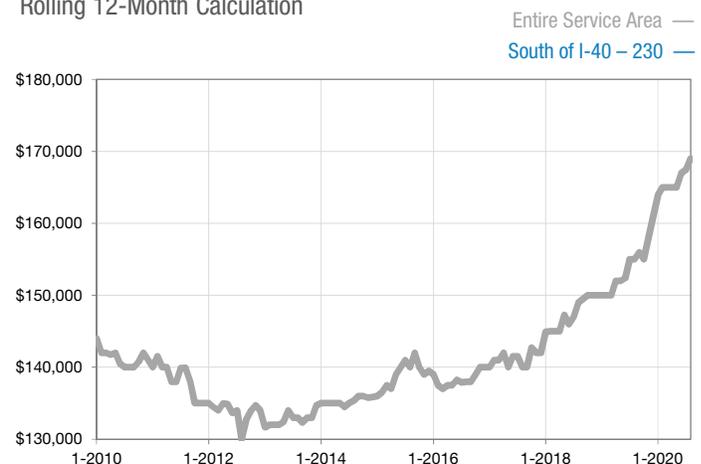
### Median Sales Price - Single-Family Detached

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.