

# Local Market Update for August 2020

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



## North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

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	24	21	- 12.5%	215	185	- 14.0%
Pending Sales	16	21	+ 31.3%	143	150	+ 4.9%
Closed Sales	25	27	+ 8.0%	142	135	- 4.9%
Days on Market Until Sale	30	48	+ 60.0%	47	45	- 4.3%
Median Sales Price*	\$277,000	<b>\$325,000</b>	+ 17.3%	\$303,750	<b>\$320,000</b>	+ 5.3%
Average Sales Price*	\$353,816	<b>\$484,167</b>	+ 36.8%	\$391,205	<b>\$418,702</b>	+ 7.0%
Percent of List Price Received*	97.9%	<b>98.5%</b>	+ 0.6%	96.2%	<b>97.8%</b>	+ 1.7%
Inventory of Homes for Sale	67	28	- 58.2%	--	--	--
Months Supply of Inventory	4.0	1.5	- 62.5%	--	--	--

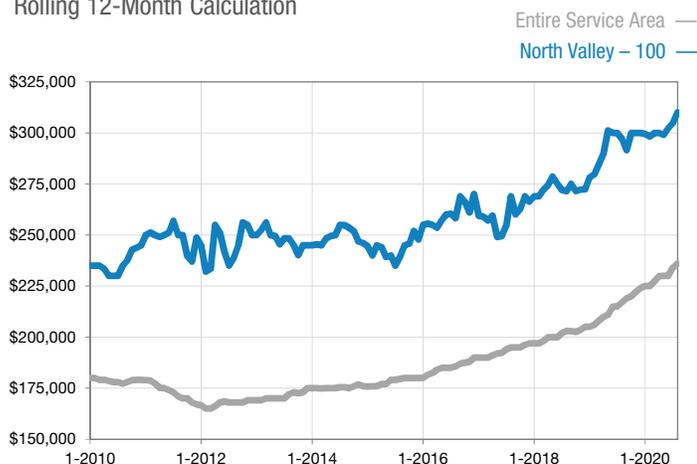
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	6	3	- 50.0%	22	38	+ 72.7%
Pending Sales	3	4	+ 33.3%	21	35	+ 66.7%
Closed Sales	1	4	+ 300.0%	18	36	+ 100.0%
Days on Market Until Sale	41	5	- 87.8%	29	8	- 72.4%
Median Sales Price*	\$97,000	<b>\$206,500</b>	+ 112.9%	\$135,375	<b>\$156,000</b>	+ 15.2%
Average Sales Price*	\$97,000	<b>\$224,563</b>	+ 131.5%	\$153,724	<b>\$170,282</b>	+ 10.8%
Percent of List Price Received*	97.0%	<b>101.9%</b>	+ 5.1%	99.4%	<b>99.3%</b>	- 0.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

\* 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.

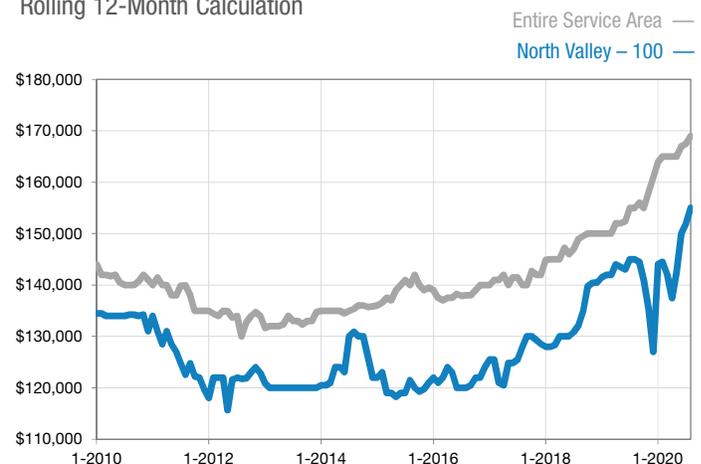
### Median Sales Price - Single-Family Detached

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.