

Local Market Update for August 2020

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



87031

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	65	72	+ 10.8%	486	466	- 4.1%
Pending Sales	48	81	+ 68.8%	356	431	+ 21.1%
Closed Sales	45	62	+ 37.8%	335	345	+ 3.0%
Days on Market Until Sale	78	33	- 57.7%	69	45	- 34.8%
Median Sales Price*	\$188,900	\$218,750	+ 15.8%	\$180,000	\$215,000	+ 19.4%
Average Sales Price*	\$205,590	\$232,536	+ 13.1%	\$195,719	\$221,591	+ 13.2%
Percent of List Price Received*	98.3%	99.9%	+ 1.6%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	159	67	- 57.9%	--	--	--
Months Supply of Inventory	3.8	1.4	- 63.2%	--	--	--

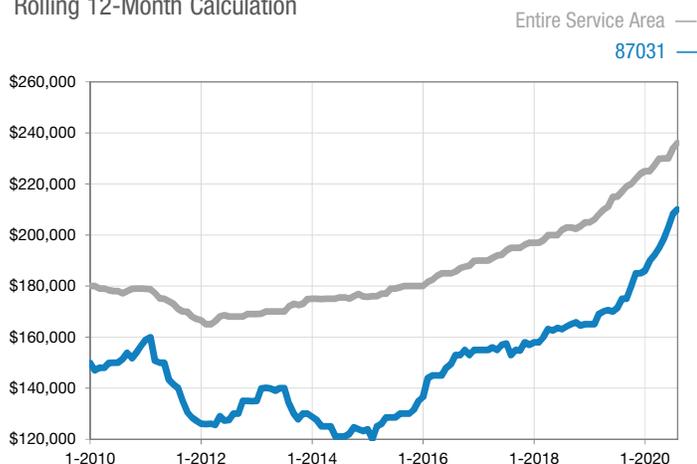
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	28	14	- 50.0%
Pending Sales	3	1	- 66.7%	25	16	- 36.0%
Closed Sales	5	1	- 80.0%	23	18	- 21.7%
Days on Market Until Sale	40	1	- 97.5%	42	31	- 26.2%
Median Sales Price*	\$134,000	\$171,000	+ 27.6%	\$135,000	\$144,660	+ 7.2%
Average Sales Price*	\$122,450	\$171,000	+ 39.6%	\$135,959	\$146,523	+ 7.8%
Percent of List Price Received*	91.5%	103.7%	+ 13.3%	97.0%	99.0%	+ 2.1%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	--	--	--	--	--

* 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.

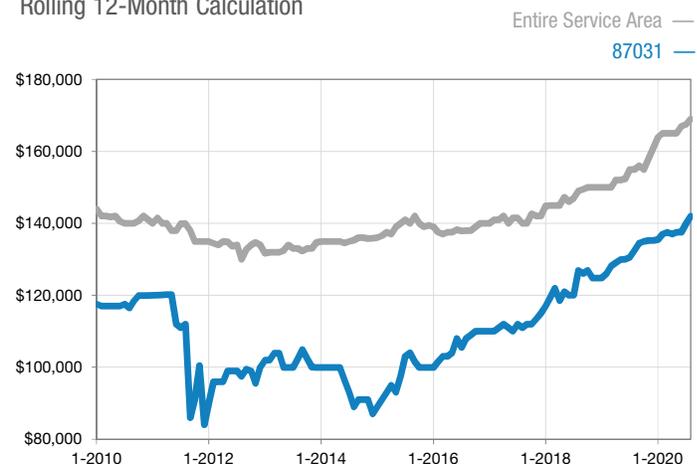
Median Sales Price - Single-Family Detached

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.