Local Market Update for August 2020

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

gaar

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Single-Family Detached

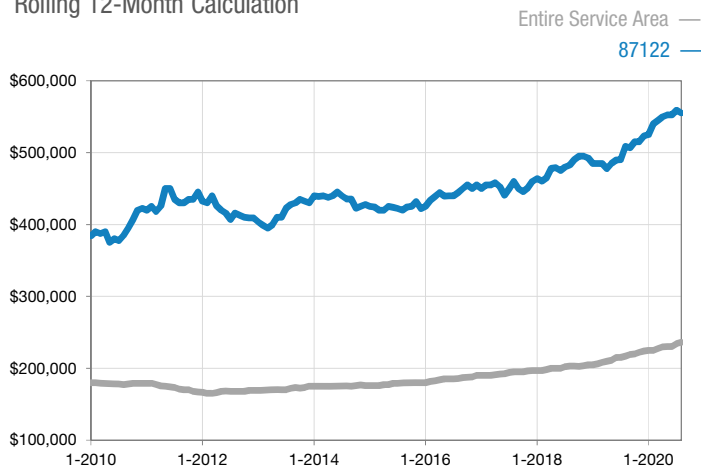| Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	50	40	- 20.0%	417	346	- 17.0%
Pending Sales	39	43	+ 10.3%	270	258	- 4.4%
Closed Sales	33	29	- 12.1%	252	221	- 12.3%
Days on Market Until Sale	44	33	- 25.0%	43	45	+ 4.7%
Median Sales Price*	$600,000	$510,000	- 15.0%	$501,750	$550,000	+ 9.6%
Average Sales Price*	$634,335	$621,709	- 2.0%	$578,311	$589,059	+ 1.9%
Percent of List Price Received*	97.1%	98.3%	+ 1.2%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	110	75	- 31.8%	--	--	--
Months Supply of Inventory	4.0	2.5	- 37.5%	--	--	--

* 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

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	0	2	--	13	6	- 53.8%
Pending Sales	1	1	0.0%	9	5	- 44.4%
Closed Sales	1	2	+ 100.0%	8	5	- 37.5%
Days on Market Until Sale	27	18	- 33.3%	40	29	- 27.5%
Median Sales Price*	$315,000	$327,500	+ 4.0%	$244,500	$265,900	+ 8.8%
Average Sales Price*	$315,000	$327,500	+ 4.0%	$254,050	$281,180	+ 10.7%
Percent of List Price Received*	96.9%	100.7%	+ 3.9%	98.0%	98.9%	+ 0.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.3	1.2	- 63.6%	--	--	--

* 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.
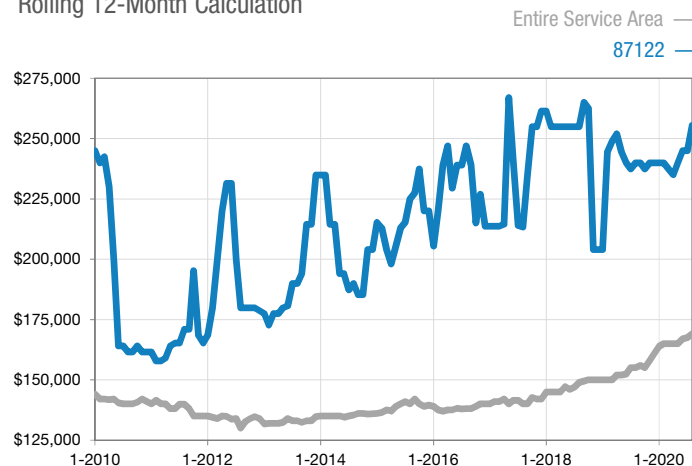
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87122 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87122 —

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.