

# Local Market Update for August 2020

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



## Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

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	25	20	- 20.0%	121	101	- 16.5%
Pending Sales	14	13	- 7.1%	88	82	- 6.8%
Closed Sales	14	10	- 28.6%	81	71	- 12.3%
Days on Market Until Sale	41	57	+ 39.0%	55	53	- 3.6%
Median Sales Price*	\$320,000	<b>\$305,000</b>	- 4.7%	\$275,000	<b>\$289,200</b>	+ 5.2%
Average Sales Price*	\$338,611	<b>\$338,505</b>	- 0.0%	\$279,195	<b>\$299,002</b>	+ 7.1%
Percent of List Price Received*	98.9%	<b>97.8%</b>	- 1.1%	97.3%	<b>98.0%</b>	+ 0.7%
Inventory of Homes for Sale	43	26	- 39.5%	--	--	--
Months Supply of Inventory	4.5	2.6	- 42.2%	--	--	--

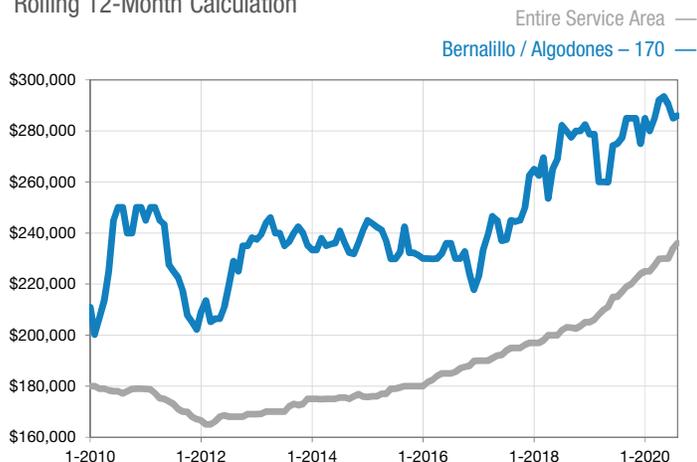
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	6	3	- 50.0%
Pending Sales	1	0	- 100.0%	6	3	- 50.0%
Closed Sales	3	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	25	--	--	34	12	- 64.7%
Median Sales Price*	\$87,000	--	--	\$87,000	<b>\$78,500</b>	- 9.8%
Average Sales Price*	\$94,667	--	--	\$98,780	<b>\$92,467</b>	- 6.4%
Percent of List Price Received*	97.9%	--	--	97.5%	<b>102.8%</b>	+ 5.4%
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.

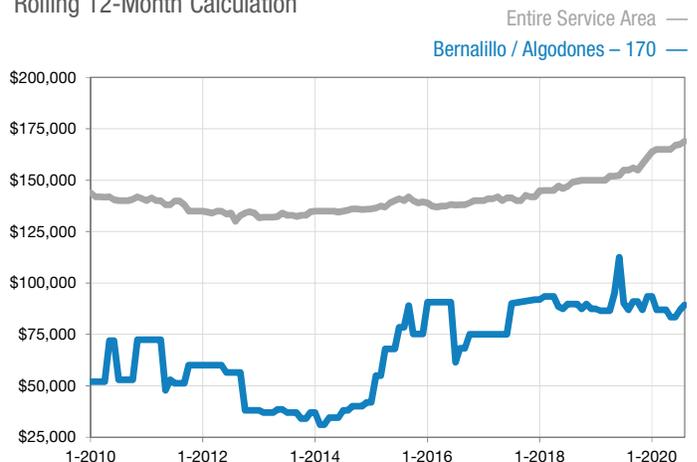
### Median Sales Price - Single-Family Detached

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.