

Local Market Update for August 2020

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 8-2019 | Thru 8-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 83 | 76 | - 8.4% | 709 | 663 | - 6.5% |
| Pending Sales | 61 | 91 | + 49.2% | 644 | 651 | + 1.1% |
| Closed Sales | 84 | 76 | - 9.5% | 625 | 562 | - 10.1% |
| Days on Market Until Sale | 28 | 8 | - 71.4% | 29 | 23 | - 20.7% |
| Median Sales Price* | \$158,938 | \$177,000 | + 11.4% | \$159,000 | \$176,000 | + 10.7% |
| Average Sales Price* | \$164,637 | \$181,681 | + 10.4% | \$163,194 | \$180,310 | + 10.5% |
| Percent of List Price Received* | 99.8% | 100.1% | + 0.3% | 99.4% | 99.8% | + 0.4% |
| Inventory of Homes for Sale | 116 | 25 | - 78.4% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 0.3 | - 80.0% | -- | -- | -- |

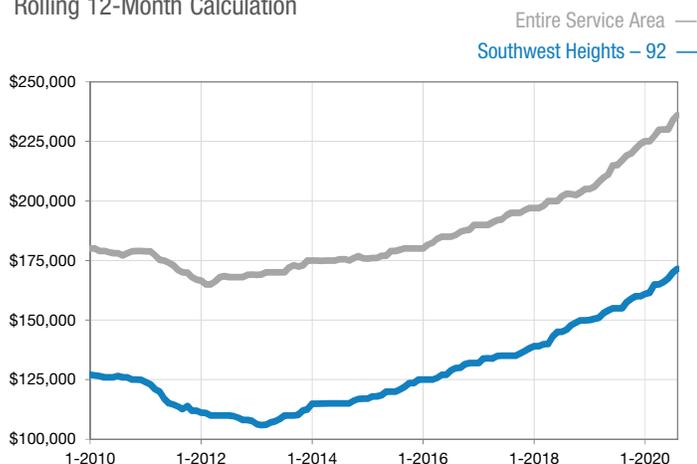
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 8-2019 | Thru 8-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 3 | + 50.0% | 22 | 18 | - 18.2% |
| Pending Sales | 1 | 3 | + 200.0% | 20 | 20 | 0.0% |
| Closed Sales | 1 | 0 | - 100.0% | 18 | 21 | + 16.7% |
| Days on Market Until Sale | 16 | -- | -- | 49 | 53 | + 8.2% |
| Median Sales Price* | \$180,000 | -- | -- | \$114,000 | \$140,000 | + 22.8% |
| Average Sales Price* | \$180,000 | -- | -- | \$126,699 | \$138,367 | + 9.2% |
| Percent of List Price Received* | 100.0% | -- | -- | 99.6% | 99.9% | + 0.3% |
| Inventory of Homes for Sale | 8 | 1 | - 87.5% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 0.3 | - 90.3% | -- | -- | -- |

* 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.

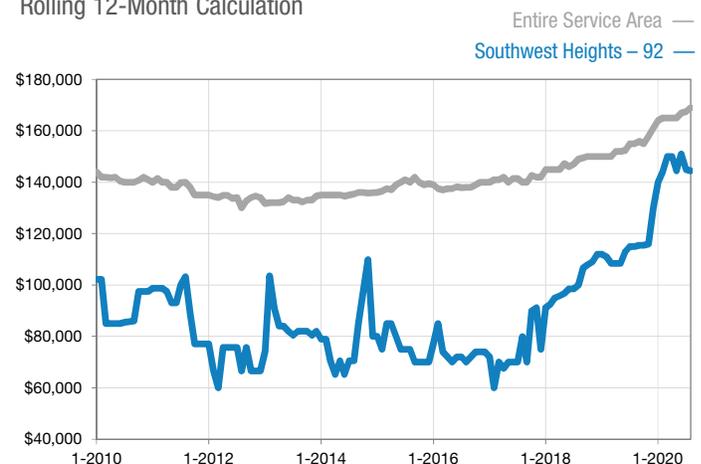
Median Sales Price - Single-Family Detached

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.