

Local Market Update for August 2020

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



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Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	150	146	- 2.7%	1,057	1,109	+ 4.9%
Pending Sales	95	141	+ 48.4%	846	961	+ 13.6%
Closed Sales	125	130	+ 4.0%	794	820	+ 3.3%
Days on Market Until Sale	35	26	- 25.7%	35	32	- 8.6%
Median Sales Price*	\$222,000	\$259,608	+ 16.9%	\$216,000	\$232,063	+ 7.4%
Average Sales Price*	\$238,311	\$273,195	+ 14.6%	\$238,434	\$250,332	+ 5.0%
Percent of List Price Received*	99.7%	100.5%	+ 0.8%	99.1%	99.8%	+ 0.7%
Inventory of Homes for Sale	234	128	- 45.3%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--

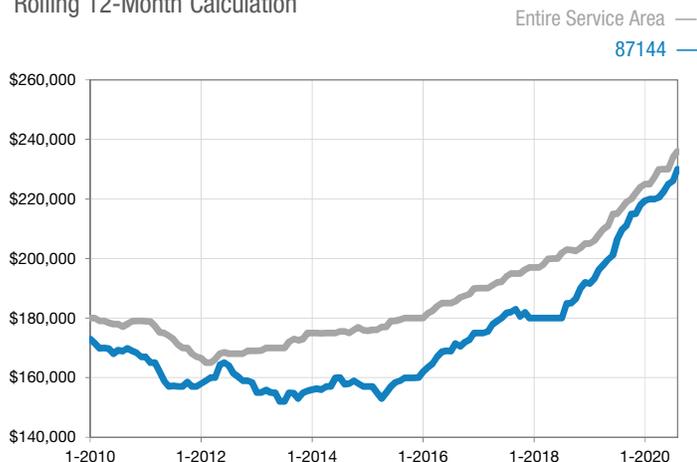
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	0	1	--	3	7	+ 133.3%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	--	--	--	0	2	--
Median Sales Price*	--	--	--	\$1,200,000	\$164,000	- 86.3%
Average Sales Price*	--	--	--	\$1,200,000	\$164,000	- 86.3%
Percent of List Price Received*	--	--	--	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 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.

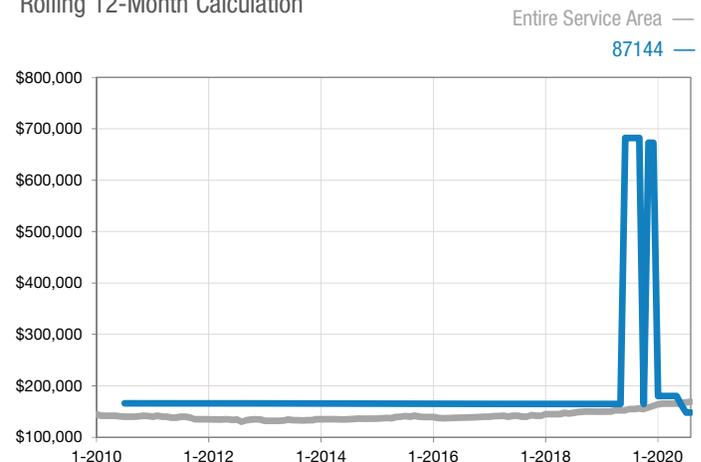
Median Sales Price - Single-Family Detached

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.