

Local Market Update for August 2020

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	70	85	+ 21.4%	758	749	- 1.2%
Pending Sales	74	102	+ 37.8%	637	617	- 3.1%
Closed Sales	79	87	+ 10.1%	586	539	- 8.0%
Days on Market Until Sale	39	20	- 48.7%	44	28	- 36.4%
Median Sales Price*	\$245,000	\$299,500	+ 22.2%	\$250,000	\$270,000	+ 8.0%
Average Sales Price*	\$279,124	\$326,464	+ 17.0%	\$281,290	\$292,882	+ 4.1%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	127	88	- 30.7%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

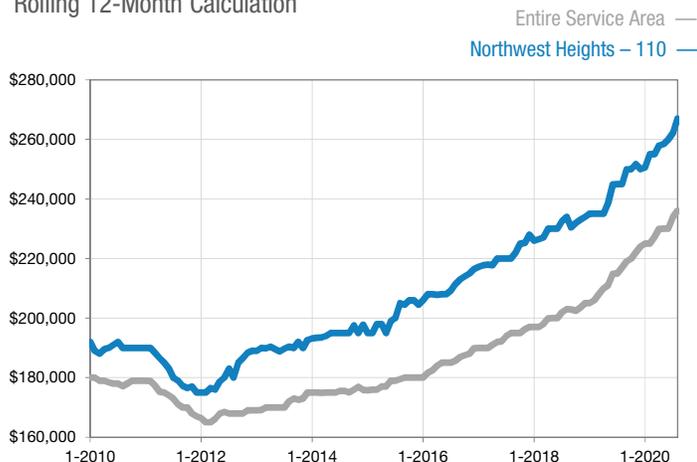
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	4	9	+ 125.0%	49	43	- 12.2%
Pending Sales	3	5	+ 66.7%	39	36	- 7.7%
Closed Sales	4	4	0.0%	37	33	- 10.8%
Days on Market Until Sale	27	4	- 85.2%	28	27	- 3.6%
Median Sales Price*	\$190,050	\$260,000	+ 36.8%	\$168,000	\$180,000	+ 7.1%
Average Sales Price*	\$225,025	\$263,785	+ 17.2%	\$199,909	\$221,885	+ 11.0%
Percent of List Price Received*	98.2%	99.6%	+ 1.4%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--

* 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.

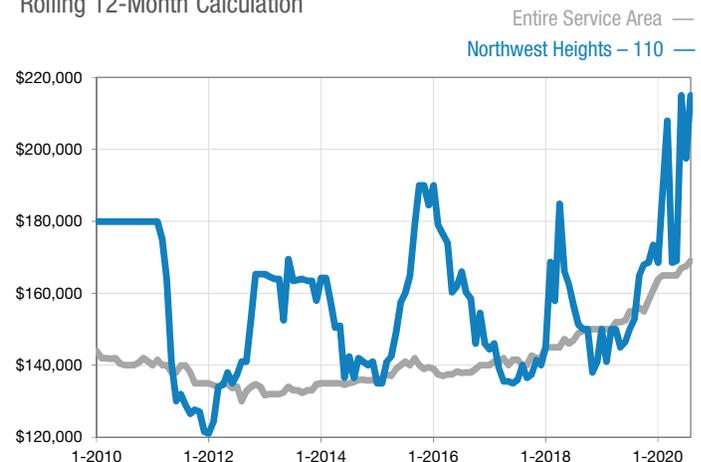
Median Sales Price - Single-Family Detached

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.