

Local Market Update for August 2020

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	113	111	- 1.8%	797	756	- 5.1%
Pending Sales	87	103	+ 18.4%	610	731	+ 19.8%
Closed Sales	86	86	0.0%	571	651	+ 14.0%
Days on Market Until Sale	26	15	- 42.3%	35	24	- 31.4%
Median Sales Price*	\$183,250	\$216,750	+ 18.3%	\$180,000	\$210,000	+ 16.7%
Average Sales Price*	\$192,084	\$230,593	+ 20.0%	\$190,805	\$216,150	+ 13.3%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	170	55	- 67.6%	--	--	--
Months Supply of Inventory	2.4	0.6	- 75.0%	--	--	--

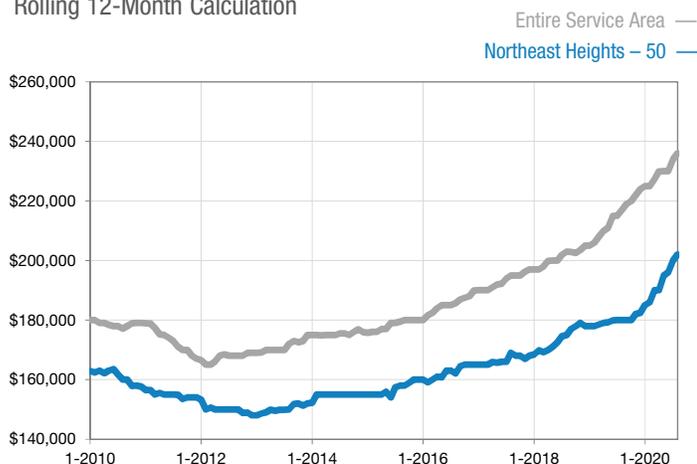
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	16	19	+ 18.8%	122	121	- 0.8%
Pending Sales	7	17	+ 142.9%	78	109	+ 39.7%
Closed Sales	14	15	+ 7.1%	77	95	+ 23.4%
Days on Market Until Sale	10	22	+ 120.0%	25	28	+ 12.0%
Median Sales Price*	\$184,450	\$198,000	+ 7.3%	\$177,000	\$173,900	- 1.8%
Average Sales Price*	\$179,086	\$179,767	+ 0.4%	\$172,352	\$165,775	- 3.8%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	98.2%	98.3%	+ 0.1%
Inventory of Homes for Sale	32	14	- 56.3%	--	--	--
Months Supply of Inventory	3.7	1.1	- 70.3%	--	--	--

* 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.

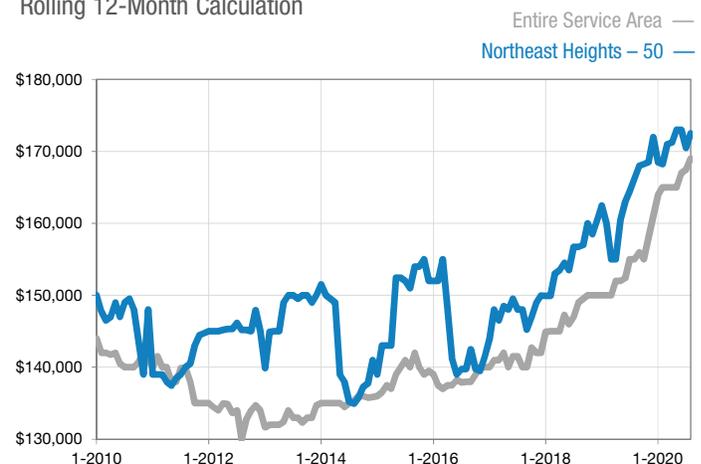
Median Sales Price - Single-Family Detached

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.