

Local Market Update for August 2020

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



87112

Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	66	75	+ 13.6%	563	531	- 5.7%
Pending Sales	71	74	+ 4.2%	465	508	+ 9.2%
Closed Sales	63	68	+ 7.9%	435	446	+ 2.5%
Days on Market Until Sale	28	12	- 57.1%	35	24	- 31.4%
Median Sales Price*	\$190,000	\$229,000	+ 20.5%	\$189,900	\$219,700	+ 15.7%
Average Sales Price*	\$218,713	\$257,385	+ 17.7%	\$210,447	\$234,218	+ 11.3%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	98.8%	99.3%	+ 0.5%
Inventory of Homes for Sale	87	37	- 57.5%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--

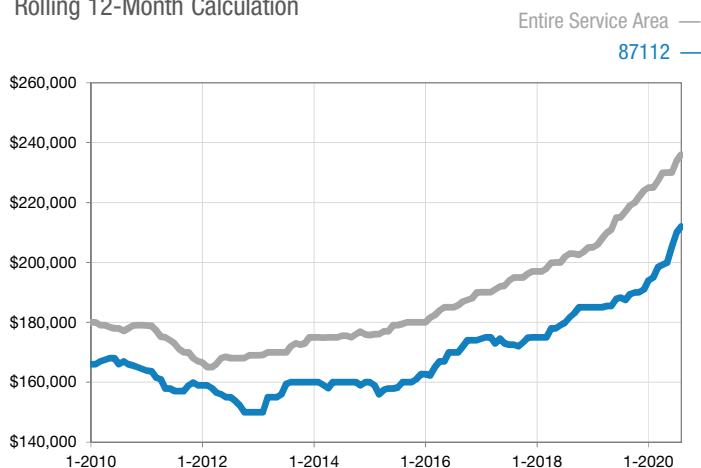
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	8	11	+ 37.5%	66	80	+ 21.2%
Pending Sales	4	10	+ 150.0%	47	76	+ 61.7%
Closed Sales	6	9	+ 50.0%	47	69	+ 46.8%
Days on Market Until Sale	26	20	- 23.1%	21	22	+ 4.8%
Median Sales Price*	\$142,500	\$199,000	+ 39.6%	\$154,000	\$175,000	+ 13.6%
Average Sales Price*	\$140,667	\$191,544	+ 36.2%	\$162,382	\$167,538	+ 3.2%
Percent of List Price Received*	98.3%	99.3%	+ 1.0%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--

* 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.

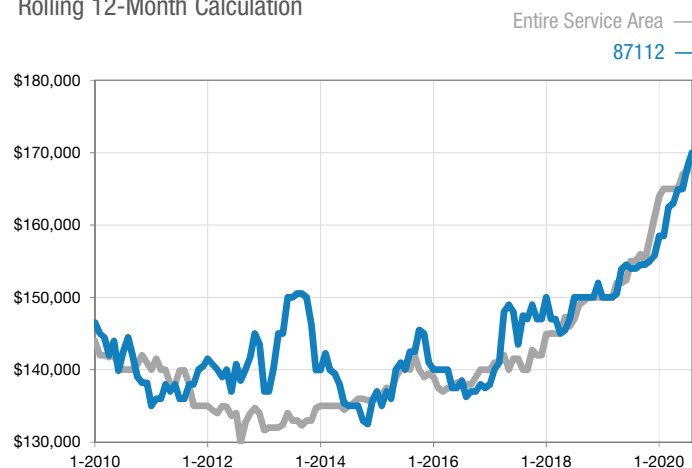
Median Sales Price - Single-Family Detached

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.