

Local Market Update for August 2020

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	26	26	0.0%	246	237	- 3.7%
Pending Sales	29	26	- 10.3%	163	167	+ 2.5%
Closed Sales	29	19	- 34.5%	153	146	- 4.6%
Days on Market Until Sale	35	22	- 37.1%	36	30	- 16.7%
Median Sales Price*	\$261,000	\$270,000	+ 3.4%	\$239,900	\$255,000	+ 6.3%
Average Sales Price*	\$269,054	\$324,476	+ 20.6%	\$263,774	\$274,028	+ 3.9%
Percent of List Price Received*	98.3%	99.6%	+ 1.3%	97.8%	98.0%	+ 0.2%
Inventory of Homes for Sale	60	33	- 45.0%	--	--	--
Months Supply of Inventory	3.3	1.8	- 45.5%	--	--	--

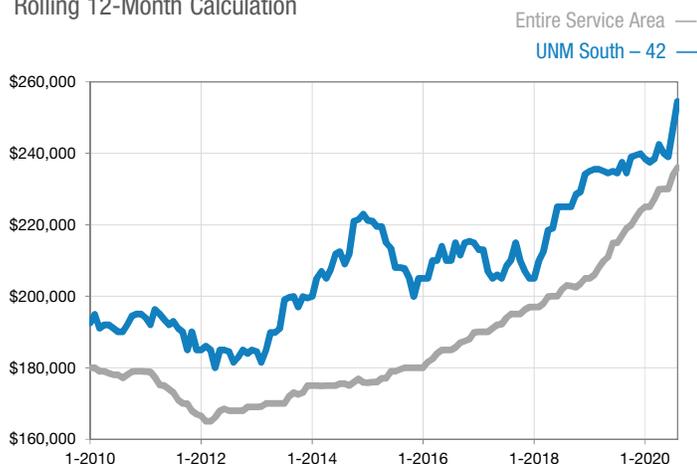
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	3	7	+ 133.3%	37	42	+ 13.5%
Pending Sales	2	3	+ 50.0%	20	29	+ 45.0%
Closed Sales	4	4	0.0%	20	30	+ 50.0%
Days on Market Until Sale	27	21	- 22.2%	53	33	- 37.7%
Median Sales Price*	\$204,100	\$173,000	- 15.2%	\$185,250	\$72,950	- 60.6%
Average Sales Price*	\$204,104	\$180,250	- 11.7%	\$189,503	\$147,006	- 22.4%
Percent of List Price Received*	95.1%	92.2%	- 3.0%	94.7%	99.1%	+ 4.6%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	4.6	2.2	- 52.2%	--	--	--

* 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.

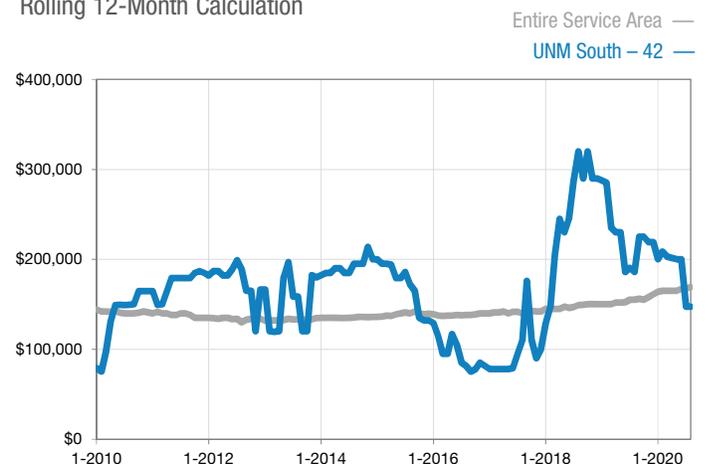
Median Sales Price - Single-Family Detached

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.