

# Local Market Update for August 2020

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



## 87104

Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	18	9	- 50.0%	149	154	+ 3.4%
Pending Sales	10	6	- 40.0%	97	101	+ 4.1%
Closed Sales	9	20	+ 122.2%	97	103	+ 6.2%
Days on Market Until Sale	66	40	- 39.4%	43	33	- 23.3%
Median Sales Price*	\$292,000	<b>\$304,500</b>	+ 4.3%	\$273,500	<b>\$250,000</b>	- 8.6%
Average Sales Price*	\$270,546	<b>\$341,525</b>	+ 26.2%	\$339,138	<b>\$321,745</b>	- 5.1%
Percent of List Price Received*	92.7%	<b>98.1%</b>	+ 5.8%	97.6%	<b>97.7%</b>	+ 0.1%
Inventory of Homes for Sale	50	21	- 58.0%	--	--	--
Months Supply of Inventory	4.4	1.8	- 59.1%	--	--	--

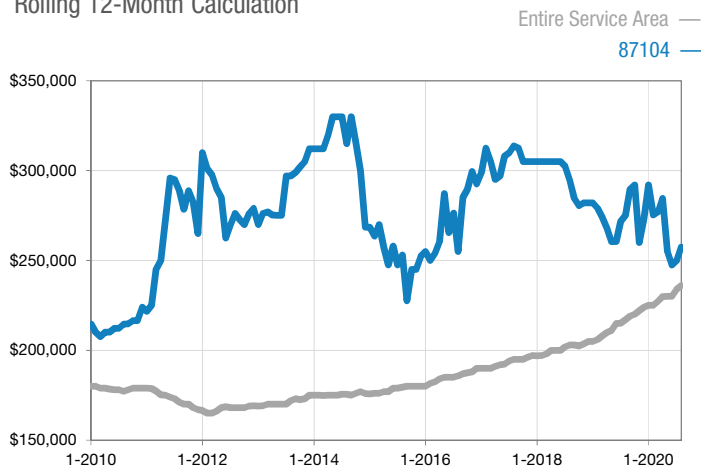
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	7	5	- 28.6%	38	49	+ 28.9%
Pending Sales	4	1	- 75.0%	26	31	+ 19.2%
Closed Sales	5	2	- 60.0%	23	31	+ 34.8%
Days on Market Until Sale	44	70	+ 59.1%	43	35	- 18.6%
Median Sales Price*	\$299,900	<b>\$277,500</b>	- 7.5%	\$240,000	<b>\$222,500</b>	- 7.3%
Average Sales Price*	\$283,080	<b>\$277,500</b>	- 2.0%	\$248,617	<b>\$222,606</b>	- 10.5%
Percent of List Price Received*	96.2%	<b>99.1%</b>	+ 3.0%	97.3%	<b>97.9%</b>	+ 0.6%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	4.0	3.1	- 22.5%	--	--	--

\* 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.

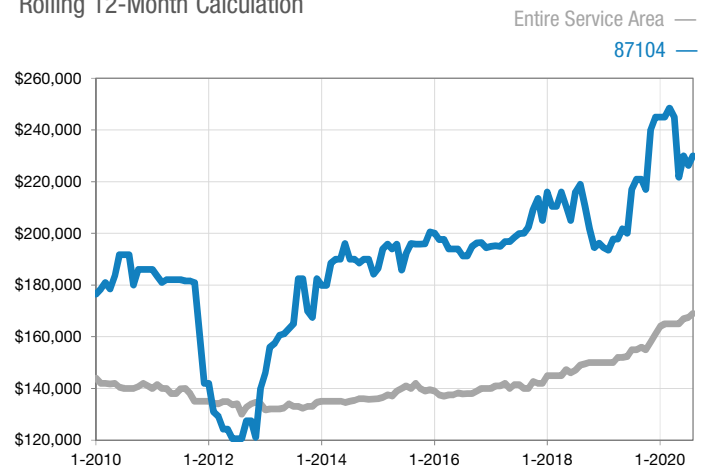
### Median Sales Price - Single-Family Detached

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.