

# Local Market Update for August 2020

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



## 87004

Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	25	20	- 20.0%	119	96	- 19.3%
Pending Sales	13	14	+ 7.7%	86	77	- 10.5%
Closed Sales	14	10	- 28.6%	80	66	- 17.5%
Days on Market Until Sale	41	57	+ 39.0%	55	55	0.0%
Median Sales Price*	\$320,000	<b>\$305,000</b>	- 4.7%	\$280,000	<b>\$285,475</b>	+ 2.0%
Average Sales Price*	\$338,611	<b>\$338,505</b>	- 0.0%	\$281,198	<b>\$290,654</b>	+ 3.4%
Percent of List Price Received*	98.9%	<b>97.8%</b>	- 1.1%	97.4%	<b>97.8%</b>	+ 0.4%
Inventory of Homes for Sale	42	23	- 45.2%	--	--	--
Months Supply of Inventory	4.5	2.5	- 44.4%	--	--	--

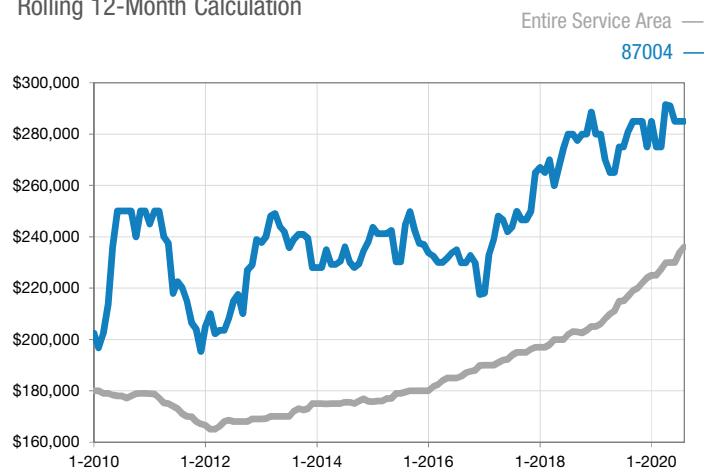
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	0	0	0.0%	6	3	- 50.0%
Pending Sales	1	0	- 100.0%	6	3	- 50.0%
Closed Sales	3	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	25	--	--	34	12	- 64.7%
Median Sales Price*	\$87,000	--	--	\$87,000	<b>\$78,500</b>	- 9.8%
Average Sales Price*	\$94,667	--	--	\$98,780	<b>\$92,467</b>	- 6.4%
Percent of List Price Received*	97.9%	--	--	97.5%	<b>102.8%</b>	+ 5.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

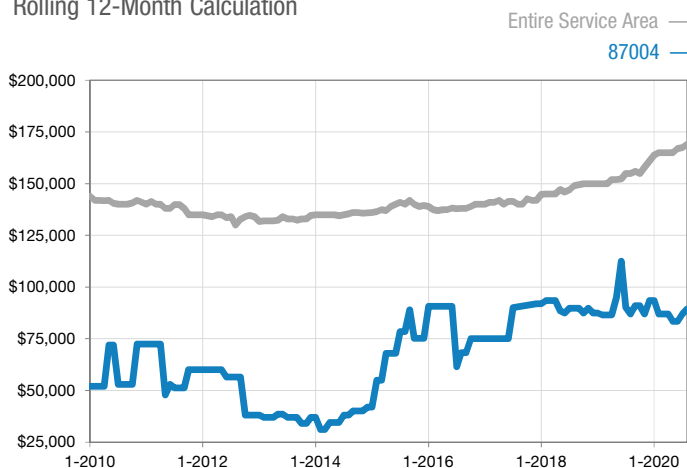
### Median Sales Price - Single-Family Detached

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.