

Local Market Update for August 2020

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	31	22	- 29.0%	276	265	- 4.0%
Pending Sales	23	25	+ 8.7%	194	205	+ 5.7%
Closed Sales	19	36	+ 89.5%	185	201	+ 8.6%
Days on Market Until Sale	21	40	+ 90.5%	42	37	- 11.9%
Median Sales Price*	\$175,000	\$321,000	+ 83.4%	\$200,000	\$240,000	+ 20.0%
Average Sales Price*	\$204,100	\$342,772	+ 67.9%	\$267,520	\$309,401	+ 15.7%
Percent of List Price Received*	95.3%	99.3%	+ 4.2%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	75	29	- 61.3%	--	--	--
Months Supply of Inventory	3.4	1.2	- 64.7%	--	--	--

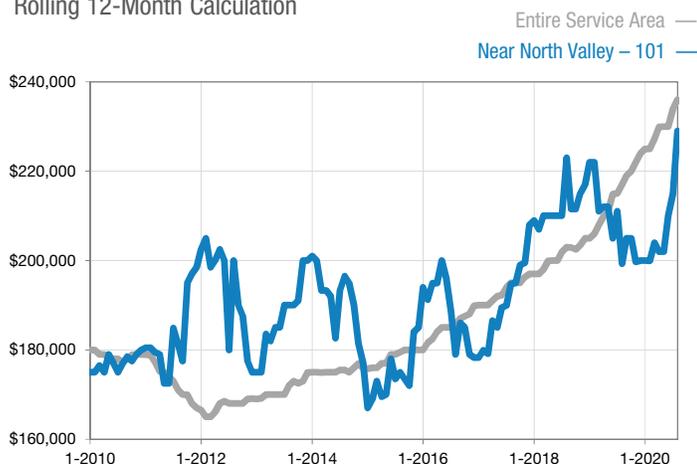
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	7	5	- 28.6%	57	61	+ 7.0%
Pending Sales	7	6	- 14.3%	43	56	+ 30.2%
Closed Sales	7	5	- 28.6%	38	49	+ 28.9%
Days on Market Until Sale	40	7	- 82.5%	39	27	- 30.8%
Median Sales Price*	\$295,000	\$171,000	- 42.0%	\$177,500	\$169,000	- 4.8%
Average Sales Price*	\$253,629	\$187,200	- 26.2%	\$201,929	\$190,771	- 5.5%
Percent of List Price Received*	97.9%	100.5%	+ 2.7%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.8	0.3	- 83.3%	--	--	--

* 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.

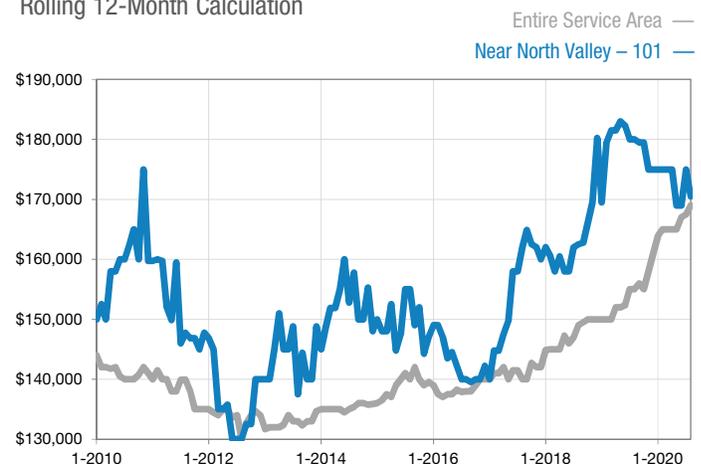
Median Sales Price - Single-Family Detached

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.