Local Market Update for August 2020

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

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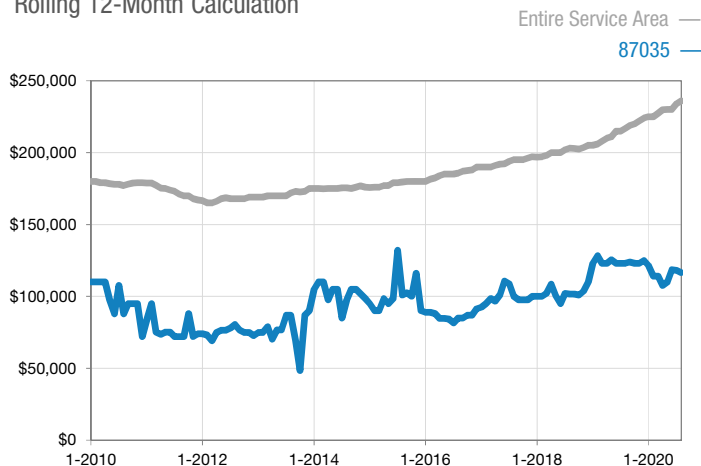| Single-Family Detached	August			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 8-2019**	**Thru 8-2020**	Percent Change
New Listings	4	**2**	- 50.0%	33	**21**	- 36.4%
Pending Sales	3	**2**	- 33.3%	27	**25**	- 7.4%
Closed Sales	3	**6**	+ 100.0%	26	**25**	- 3.8%
Days on Market Until Sale	105	**61**	- 41.9%	56	**92**	+ 64.3%
Median Sales Price*	$83,700	**$108,001**	+ 29.0%	$130,250	**$118,000**	- 9.4%
Average Sales Price*	$122,233	**$173,250**	+ 41.7%	$138,635	**$152,244**	+ 9.8%
Percent of List Price Received*	98.8%	**97.3%**	- 1.5%	96.9%	**96.5%**	- 0.4%
Inventory of Homes for Sale	11	**4**	- 63.6%	--	--	--
Months Supply of Inventory	3.6	**1.5**	- 58.3%	--	--	--

* 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	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.
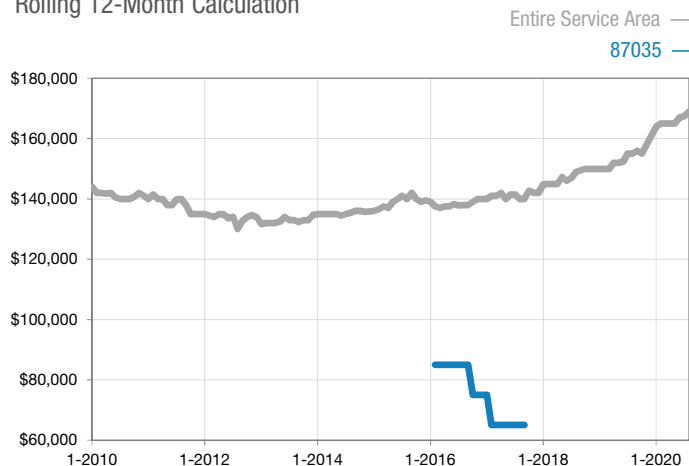
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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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.