

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	85	62	- 27.1%	563	472	- 16.2%
Pending Sales	52	66	+ 26.9%	419	438	+ 4.5%
Closed Sales	66	55	- 16.7%	403	403	0.0%
Days on Market Until Sale	28	18	- 35.7%	36	29	- 19.4%
Median Sales Price*	\$195,250	\$223,000	+ 14.2%	\$197,750	\$210,000	+ 6.2%
Average Sales Price*	\$210,477	\$244,709	+ 16.3%	\$216,232	\$231,156	+ 6.9%
Percent of List Price Received*	97.7%	99.7%	+ 2.0%	97.9%	99.1%	+ 1.2%
Inventory of Homes for Sale	126	40	- 68.3%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--

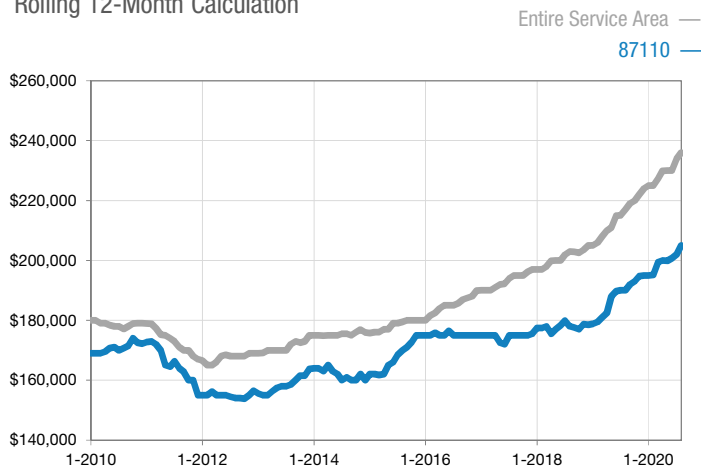
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	5	5	0.0%	51	37	- 27.5%
Pending Sales	3	11	+ 266.7%	46	38	- 17.4%
Closed Sales	3	3	0.0%	45	31	- 31.1%
Days on Market Until Sale	13	64	+ 392.3%	33	32	- 3.0%
Median Sales Price*	\$85,000	\$101,500	+ 19.4%	\$103,250	\$97,000	- 6.1%
Average Sales Price*	\$87,167	\$92,167	+ 5.7%	\$103,897	\$113,373	+ 9.1%
Percent of List Price Received*	97.1%	98.5%	+ 1.4%	97.1%	96.0%	- 1.1%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	--	--	--	--	--

* 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.

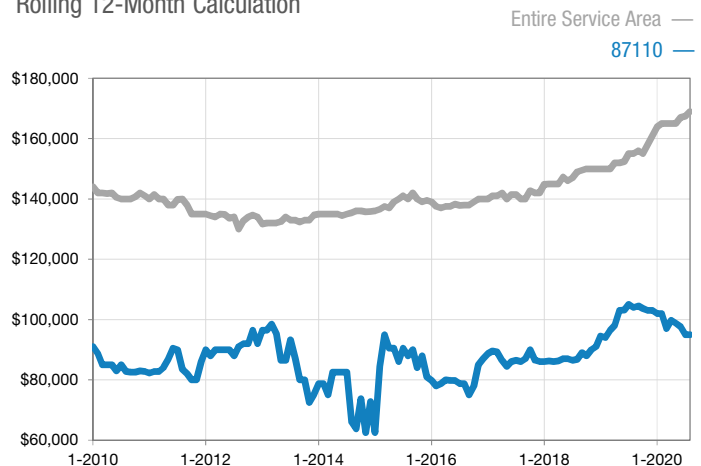
Median Sales Price - Single-Family Detached

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.