

Local Market Update for August 2020

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	41	41	0.0%
Pending Sales	3	7	+ 133.3%	30	37	+ 23.3%
Closed Sales	2	8	+ 300.0%	27	31	+ 14.8%
Days on Market Until Sale	33	36	+ 9.1%	50	27	- 46.0%
Median Sales Price*	\$257,500	\$309,750	+ 20.3%	\$235,000	\$265,000	+ 12.8%
Average Sales Price*	\$257,500	\$332,800	+ 29.2%	\$232,186	\$282,010	+ 21.5%
Percent of List Price Received*	95.7%	95.3%	- 0.4%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	3.5	0.9	- 74.3%	--	--	--

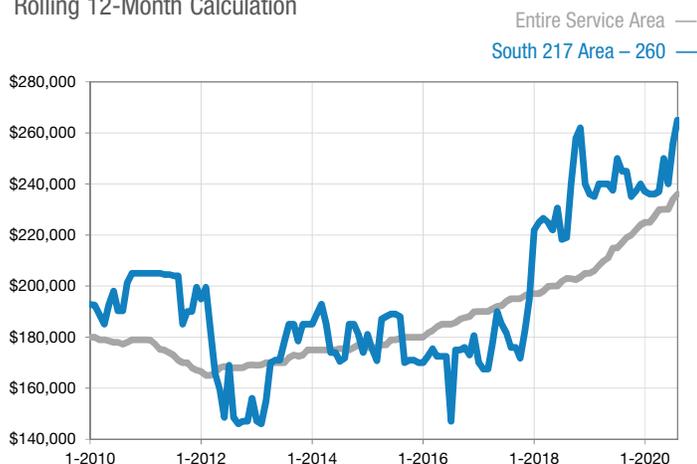
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
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



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.