

Local Market Update for August 2020

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



87048

Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	18	14	- 22.2%	179	125	- 30.2%
Pending Sales	13	15	+ 15.4%	114	97	- 14.9%
Closed Sales	10	14	+ 40.0%	113	95	- 15.9%
Days on Market Until Sale	61	35	- 42.6%	65	67	+ 3.1%
Median Sales Price*	\$542,500	\$427,500	- 21.2%	\$480,000	\$531,000	+ 10.6%
Average Sales Price*	\$510,840	\$529,814	+ 3.7%	\$521,420	\$559,608	+ 7.3%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	98.3%	97.3%	- 1.0%
Inventory of Homes for Sale	63	26	- 58.7%	--	--	--
Months Supply of Inventory	4.8	2.3	- 52.1%	--	--	--

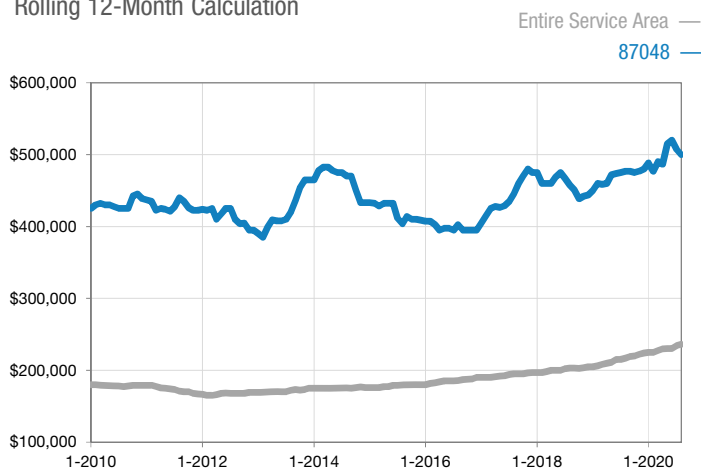
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	1	0	- 100.0%	6	4	- 33.3%
Pending Sales	1	0	- 100.0%	5	4	- 20.0%
Closed Sales	0	2	--	6	4	- 33.3%
Days on Market Until Sale	--	3	--	23	4	- 82.6%
Median Sales Price*	--	\$303,500	--	\$267,000	\$303,500	+ 13.7%
Average Sales Price*	--	\$303,500	--	\$253,817	\$298,808	+ 17.7%
Percent of List Price Received*	--	104.8%	--	97.1%	101.6%	+ 4.6%
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.

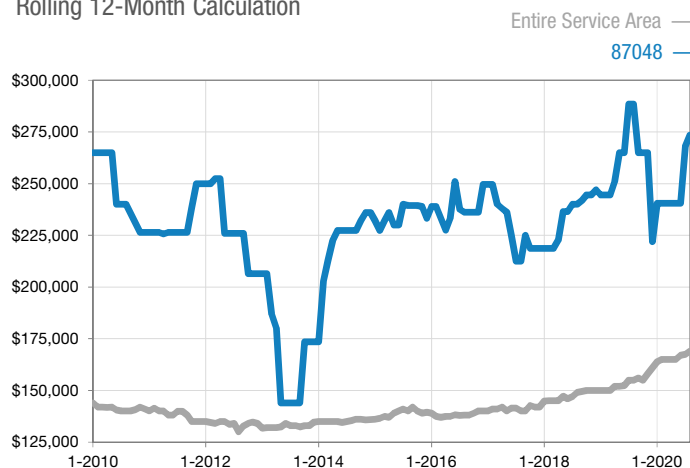
Median Sales Price - Single-Family Detached

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.