

# Local Market Update for August 2020

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



## 87114

| Single-Family Detached          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 8-2019  | Thru 8-2020      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 151       | <b>145</b>       | - 4.0%         | 1,241        | <b>1,019</b>     | - 17.9%        |
| Pending Sales                   | 127       | <b>145</b>       | + 14.2%        | 988          | <b>946</b>       | - 4.3%         |
| Closed Sales                    | 132       | <b>105</b>       | - 20.5%        | 932          | <b>834</b>       | - 10.5%        |
| Days on Market Until Sale       | 26        | <b>21</b>        | - 19.2%        | 35           | <b>23</b>        | - 34.3%        |
| Median Sales Price*             | \$228,750 | <b>\$255,000</b> | + 11.5%        | \$225,568    | <b>\$249,900</b> | + 10.8%        |
| Average Sales Price*            | \$243,988 | <b>\$297,861</b> | + 22.1%        | \$246,003    | <b>\$268,548</b> | + 9.2%         |
| Percent of List Price Received* | 98.9%     | <b>100.5%</b>    | + 1.6%         | 98.9%        | <b>99.5%</b>     | + 0.6%         |
| Inventory of Homes for Sale     | 226       | <b>70</b>        | - 69.0%        | --           | --               | --             |
| Months Supply of Inventory      | 2.0       | <b>0.7</b>       | - 65.0%        | --           | --               | --             |

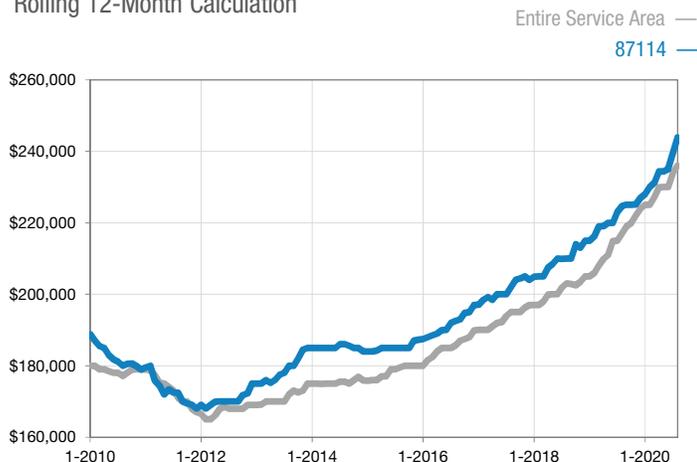
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 8-2019  | Thru 8-2020      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 5         | <b>2</b>         | - 60.0%        | 38           | <b>33</b>        | - 13.2%        |
| Pending Sales                   | 6         | <b>3</b>         | - 50.0%        | 28           | <b>33</b>        | + 17.9%        |
| Closed Sales                    | 5         | <b>4</b>         | - 20.0%        | 24           | <b>28</b>        | + 16.7%        |
| Days on Market Until Sale       | 21        | <b>9</b>         | - 57.1%        | 25           | <b>12</b>        | - 52.0%        |
| Median Sales Price*             | \$120,000 | <b>\$135,250</b> | + 12.7%        | \$122,250    | <b>\$134,950</b> | + 10.4%        |
| Average Sales Price*            | \$131,200 | <b>\$149,250</b> | + 13.8%        | \$141,804    | <b>\$154,448</b> | + 8.9%         |
| Percent of List Price Received* | 98.1%     | <b>100.2%</b>    | + 2.1%         | 99.0%        | <b>99.4%</b>     | + 0.4%         |
| Inventory of Homes for Sale     | 7         | <b>0</b>         | - 100.0%       | --           | --               | --             |
| Months Supply of Inventory      | 2.3       | --               | --             | --           | --               | --             |

\* 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.

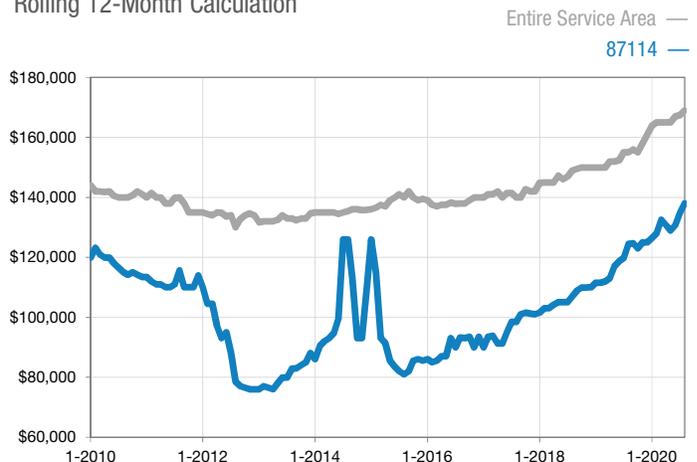
### Median Sales Price - Single-Family Detached

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.