

# Local Market Update for August 2020

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



## 87112

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	66	<b>75</b>	+ 13.6%	563	<b>531</b>	- 5.7%
Pending Sales	71	<b>74</b>	+ 4.2%	465	<b>508</b>	+ 9.2%
Closed Sales	63	<b>68</b>	+ 7.9%	435	<b>446</b>	+ 2.5%
Days on Market Until Sale	28	<b>12</b>	- 57.1%	35	<b>24</b>	- 31.4%
Median Sales Price*	\$190,000	<b>\$229,000</b>	+ 20.5%	\$189,900	<b>\$219,700</b>	+ 15.7%
Average Sales Price*	\$218,713	<b>\$257,385</b>	+ 17.7%	\$210,447	<b>\$234,218</b>	+ 11.3%
Percent of List Price Received*	99.0%	<b>99.8%</b>	+ 0.8%	98.8%	<b>99.3%</b>	+ 0.5%
Inventory of Homes for Sale	87	<b>37</b>	- 57.5%	--	--	--
Months Supply of Inventory	1.6	<b>0.7</b>	- 56.3%	--	--	--

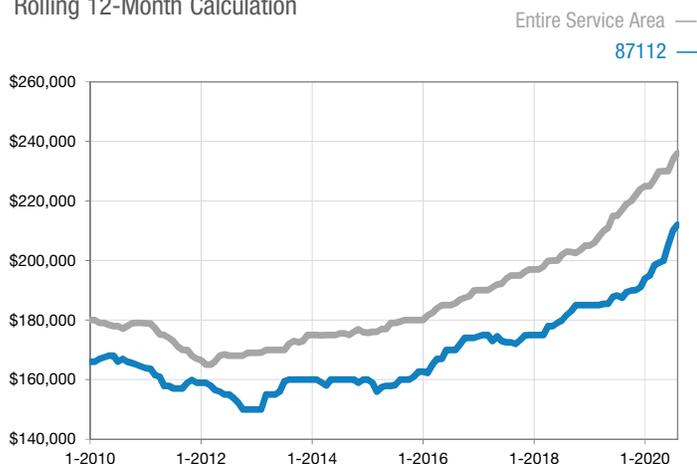
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	8	<b>11</b>	+ 37.5%	66	<b>80</b>	+ 21.2%
Pending Sales	4	<b>10</b>	+ 150.0%	47	<b>76</b>	+ 61.7%
Closed Sales	6	<b>9</b>	+ 50.0%	47	<b>69</b>	+ 46.8%
Days on Market Until Sale	26	<b>20</b>	- 23.1%	21	<b>22</b>	+ 4.8%
Median Sales Price*	\$142,500	<b>\$199,000</b>	+ 39.6%	\$154,000	<b>\$175,000</b>	+ 13.6%
Average Sales Price*	\$140,667	<b>\$191,544</b>	+ 36.2%	\$162,382	<b>\$167,538</b>	+ 3.2%
Percent of List Price Received*	98.3%	<b>99.3%</b>	+ 1.0%	98.3%	<b>98.9%</b>	+ 0.6%
Inventory of Homes for Sale	15	<b>10</b>	- 33.3%	--	--	--
Months Supply of Inventory	2.9	<b>1.2</b>	- 58.6%	--	--	--

\* 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.

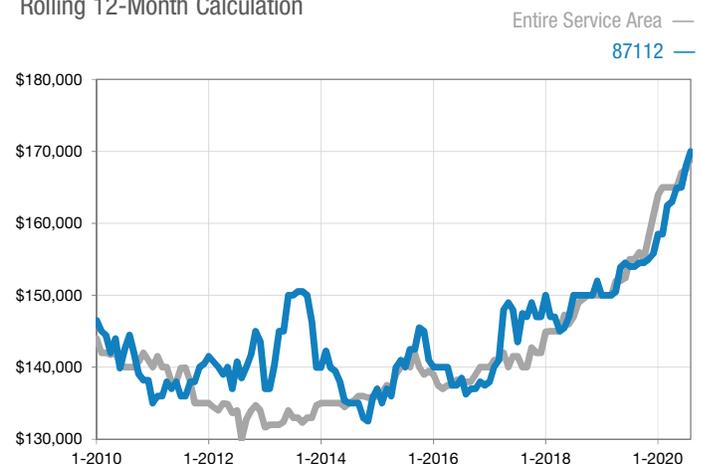
### Median Sales Price - Single-Family Detached

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.