

Local Market Update for August 2020

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



Northwest Edgewood – 250

North of I-40, East of Hwy 217, South of and Including Golden, 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	11	8	- 27.3%	104	68	- 34.6%
Pending Sales	10	7	- 30.0%	66	59	- 10.6%
Closed Sales	14	7	- 50.0%	64	56	- 12.5%
Days on Market Until Sale	35	28	- 20.0%	41	37	- 9.8%
Median Sales Price*	\$266,000	\$294,000	+ 10.5%	\$299,000	\$299,000	0.0%
Average Sales Price*	\$273,479	\$297,921	+ 8.9%	\$294,391	\$303,529	+ 3.1%
Percent of List Price Received*	97.8%	99.6%	+ 1.8%	98.1%	98.2%	+ 0.1%
Inventory of Homes for Sale	31	15	- 51.6%	--	--	--
Months Supply of Inventory	4.1	2.0	- 51.2%	--	--	--

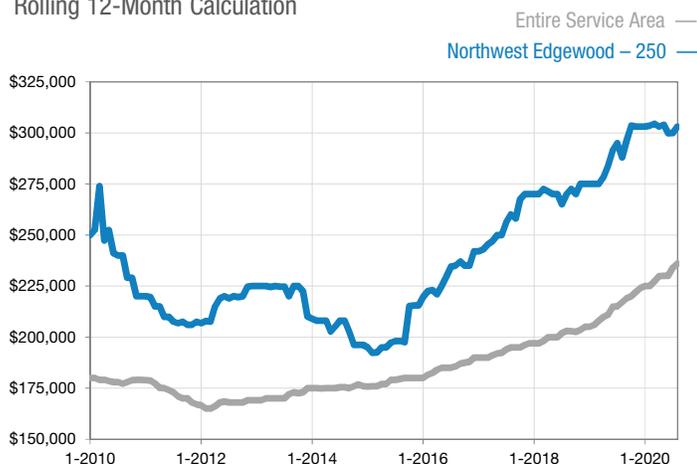
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

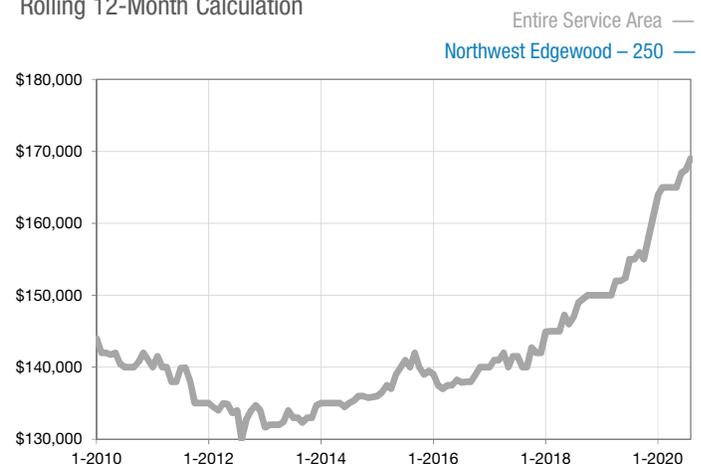
Median Sales Price - Single-Family Detached

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.