

# Local Market Update for August 2020

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



## West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

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	3	4	+ 33.3%	34	24	- 29.4%
Pending Sales	0	1	--	21	16	- 23.8%
Closed Sales	2	1	- 50.0%	22	15	- 31.8%
Days on Market Until Sale	5	118	+ 2260.0%	40	29	- 27.5%
Median Sales Price*	\$448,000	\$1,050,000	+ 134.4%	\$397,375	\$465,000	+ 17.0%
Average Sales Price*	\$448,000	\$1,050,000	+ 134.4%	\$458,734	\$497,787	+ 8.5%
Percent of List Price Received*	97.0%	96.8%	- 0.2%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	5.7	2.9	- 49.1%	--	--	--

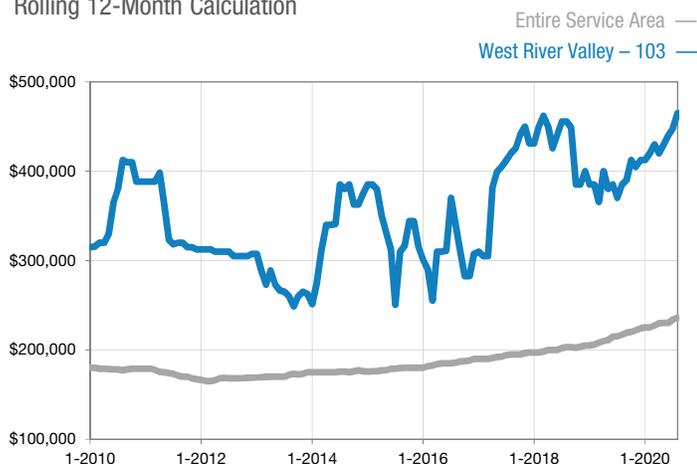
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	3	0	- 100.0%
Days on Market Until Sale	--	--	--	56	--	--
Median Sales Price*	--	--	--	\$243,990	--	--
Average Sales Price*	--	--	--	\$233,849	--	--
Percent of List Price Received*	--	--	--	97.7%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

\* 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.

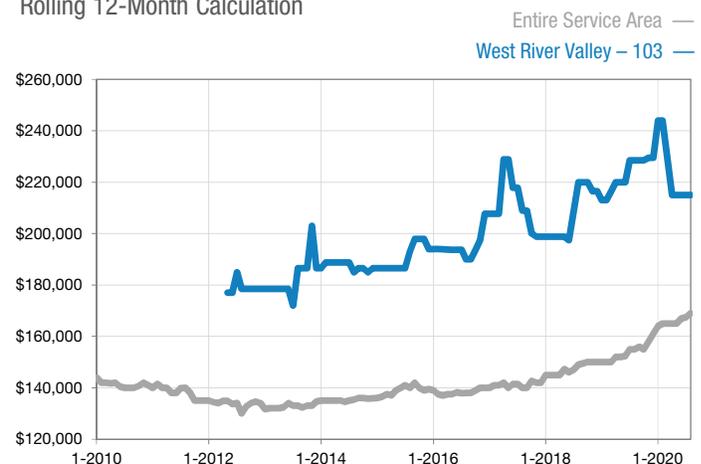
### Median Sales Price - Single-Family Detached

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.