Local Market Update for August 2020

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

gaar

87113

Single-Family Detached

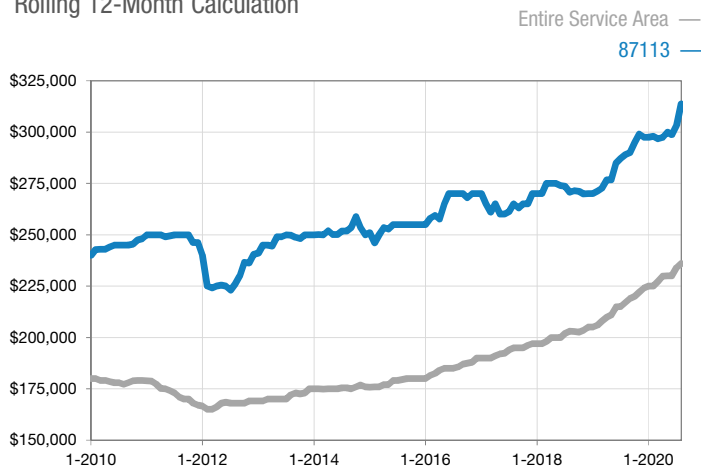| Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	25	25	0.0%	237	195	- 17.7%
Pending Sales	21	26	+ 23.8%	177	163	- 7.9%
Closed Sales	33	31	- 6.1%	167	144	- 13.8%
Days on Market Until Sale	18	14	- 22.2%	29	21	- 27.6%
Median Sales Price*	$277,000	$325,000	+ 17.3%	$297,000	$315,000	+ 6.1%
Average Sales Price*	$304,768	$377,206	+ 23.8%	$317,091	$342,326	+ 8.0%
Percent of List Price Received*	99.5%	99.7%	+ 0.2%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	44	26	- 40.9%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

* 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

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	1	3	+ 200.0%	9	31	+ 244.4%
Pending Sales	1	4	+ 300.0%	14	31	+ 121.4%
Closed Sales	0	3	--	13	31	+ 138.5%
Days on Market Until Sale	--	4	--	48	6	- 87.5%
Median Sales Price*	--	$177,000	--	$150,000	$158,600	+ 5.7%
Average Sales Price*	--	$185,300	--	$166,060	$160,432	- 3.4%
Percent of List Price Received*	--	99.3%	--	98.6%	98.8%	+ 0.2%
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.
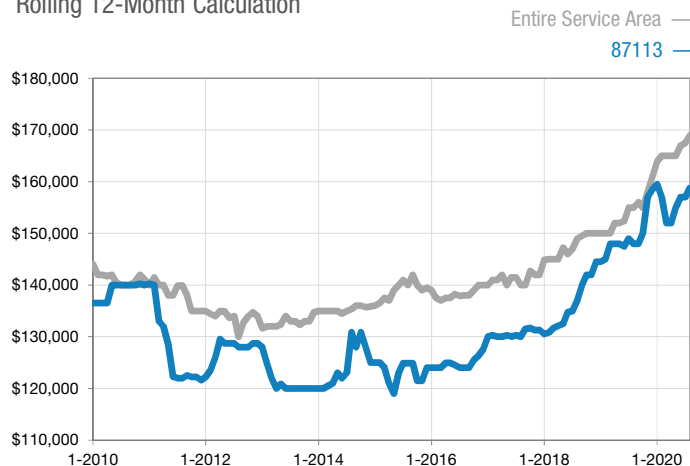
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87113 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87113 —

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.

Current as of September 5, 2020. All data from the Southwest Multiple Listing Service. Report © 2020 ShowingTime.