

# Local Market Update for August 2020

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



## 87109

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	52	<b>35</b>	- 32.7%	372	<b>318</b>	- 14.5%
Pending Sales	33	<b>41</b>	+ 24.2%	279	<b>299</b>	+ 7.2%
Closed Sales	38	<b>44</b>	+ 15.8%	273	<b>271</b>	- 0.7%
Days on Market Until Sale	21	<b>17</b>	- 19.0%	31	<b>23</b>	- 25.8%
Median Sales Price*	\$270,000	<b>\$341,500</b>	+ 26.5%	\$265,000	<b>\$283,000</b>	+ 6.8%
Average Sales Price*	\$301,719	<b>\$325,112</b>	+ 7.8%	\$274,922	<b>\$300,572</b>	+ 9.3%
Percent of List Price Received*	99.5%	<b>99.9%</b>	+ 0.4%	98.7%	<b>99.1%</b>	+ 0.4%
Inventory of Homes for Sale	75	<b>14</b>	- 81.3%	--	--	--
Months Supply of Inventory	2.3	<b>0.4</b>	- 82.6%	--	--	--

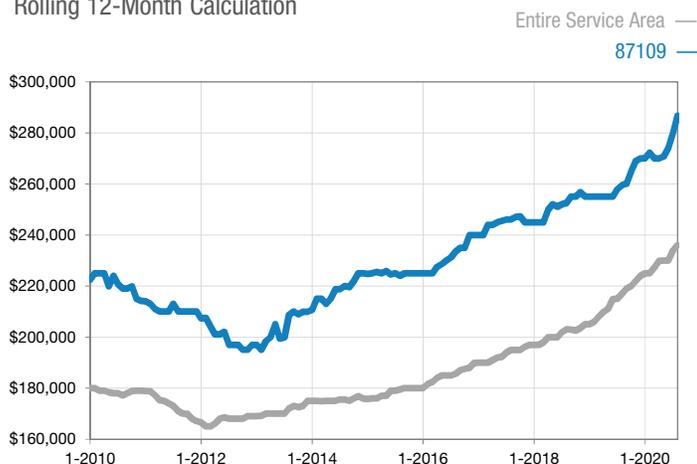
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	20	<b>13</b>	- 35.0%	134	<b>132</b>	- 1.5%
Pending Sales	17	<b>19</b>	+ 11.8%	88	<b>126</b>	+ 43.2%
Closed Sales	11	<b>15</b>	+ 36.4%	85	<b>118</b>	+ 38.8%
Days on Market Until Sale	33	<b>34</b>	+ 3.0%	35	<b>24</b>	- 31.4%
Median Sales Price*	\$148,000	<b>\$165,000</b>	+ 11.5%	\$148,000	<b>\$175,000</b>	+ 18.2%
Average Sales Price*	\$139,455	<b>\$177,010</b>	+ 26.9%	\$154,054	<b>\$182,711</b>	+ 18.6%
Percent of List Price Received*	98.8%	<b>99.0%</b>	+ 0.2%	98.1%	<b>98.3%</b>	+ 0.2%
Inventory of Homes for Sale	35	<b>5</b>	- 85.7%	--	--	--
Months Supply of Inventory	3.1	<b>0.3</b>	- 90.3%	--	--	--

\* 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.

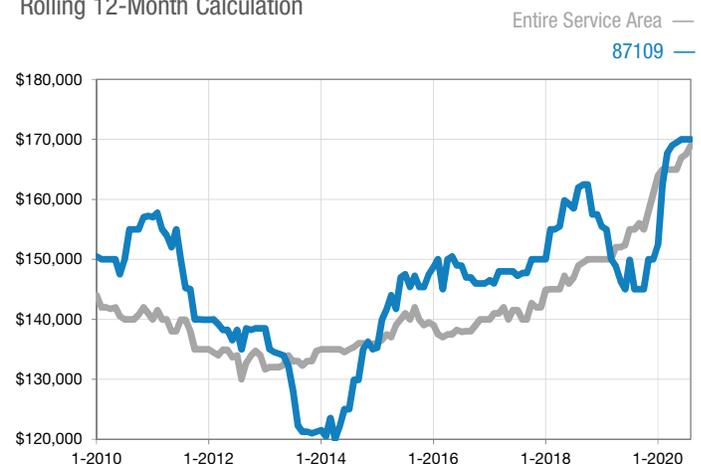
### Median Sales Price - Single-Family Detached

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.