

Local Market Update for August 2020

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	36	40	+ 11.1%	235	253	+ 7.7%
Pending Sales	25	32	+ 28.0%	179	226	+ 26.3%
Closed Sales	26	22	- 15.4%	170	192	+ 12.9%
Days on Market Until Sale	31	18	- 41.9%	39	27	- 30.8%
Median Sales Price*	\$269,350	\$216,500	- 19.6%	\$244,250	\$246,500	+ 0.9%
Average Sales Price*	\$278,302	\$221,523	- 20.4%	\$230,218	\$239,925	+ 4.2%
Percent of List Price Received*	98.1%	95.9%	- 2.2%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	55	29	- 47.3%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--

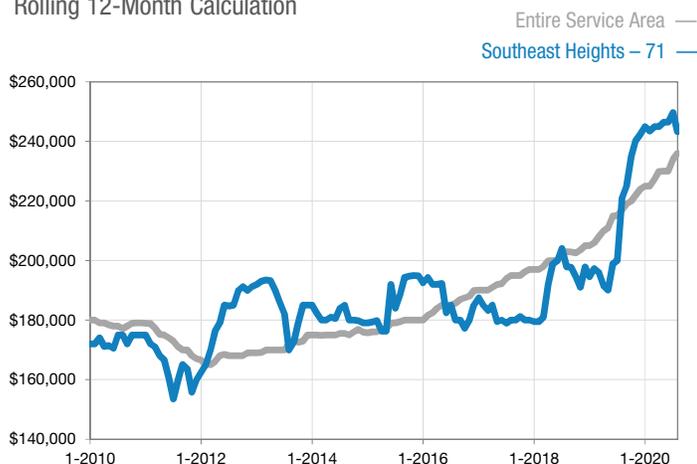
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	4	4	0.0%	48	74	+ 54.2%
Pending Sales	6	9	+ 50.0%	45	77	+ 71.1%
Closed Sales	9	13	+ 44.4%	44	68	+ 54.5%
Days on Market Until Sale	103	40	- 61.2%	128	64	- 50.0%
Median Sales Price*	\$208,900	\$232,900	+ 11.5%	\$166,250	\$199,950	+ 20.3%
Average Sales Price*	\$179,233	\$208,792	+ 16.5%	\$162,336	\$193,854	+ 19.4%
Percent of List Price Received*	97.2%	100.3%	+ 3.2%	97.4%	98.9%	+ 1.5%
Inventory of Homes for Sale	19	4	- 78.9%	--	--	--
Months Supply of Inventory	3.8	0.5	- 86.8%	--	--	--

* 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.

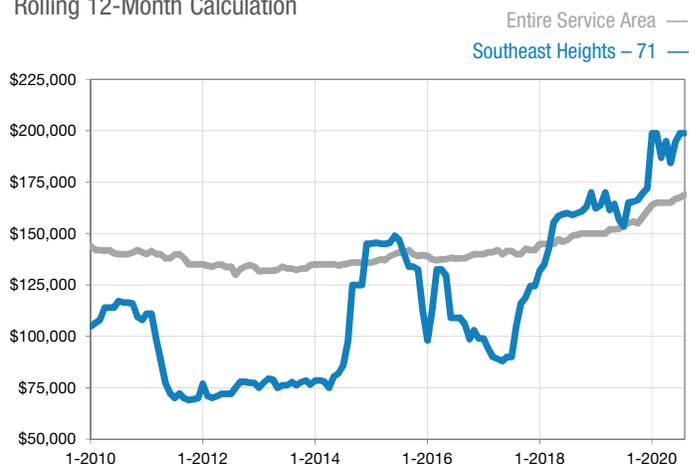
Median Sales Price - Single-Family Detached

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.