

Local Market Update for August 2020

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	32	24	- 25.0%	213	196	- 8.0%
Pending Sales	25	29	+ 16.0%	167	186	+ 11.4%
Closed Sales	21	26	+ 23.8%	163	165	+ 1.2%
Days on Market Until Sale	29	20	- 31.0%	33	26	- 21.2%
Median Sales Price*	\$269,000	\$349,000	+ 29.7%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$304,611	\$326,195	+ 7.1%	\$257,757	\$291,257	+ 13.0%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	98.5%	98.8%	+ 0.3%
Inventory of Homes for Sale	38	8	- 78.9%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

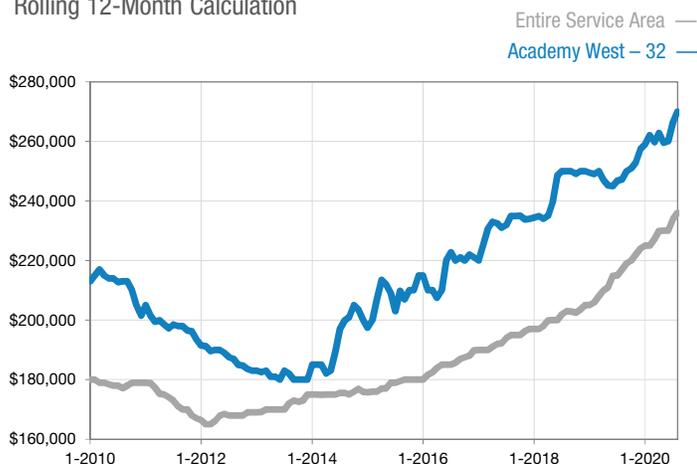
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	19	13	- 31.6%	113	116	+ 2.7%
Pending Sales	12	18	+ 50.0%	77	109	+ 41.6%
Closed Sales	9	14	+ 55.6%	76	100	+ 31.6%
Days on Market Until Sale	30	7	- 76.7%	33	20	- 39.4%
Median Sales Price*	\$148,000	\$165,000	+ 11.5%	\$149,950	\$171,000	+ 14.0%
Average Sales Price*	\$139,111	\$183,439	+ 31.9%	\$157,890	\$184,261	+ 16.7%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	98.0%	98.5%	+ 0.5%
Inventory of Homes for Sale	30	4	- 86.7%	--	--	--
Months Supply of Inventory	3.1	0.3	- 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.

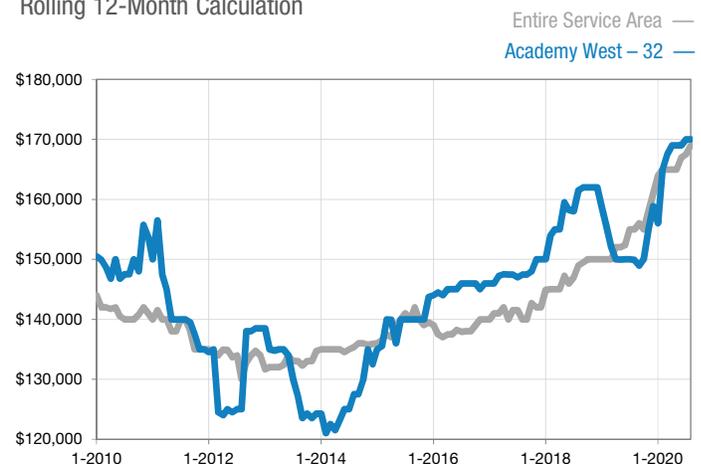
Median Sales Price - Single-Family Detached

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.