

Local Market Update for August 2020

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



87002

Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	34	28	- 17.6%	213	162	- 23.9%
Pending Sales	12	34	+ 183.3%	144	169	+ 17.4%
Closed Sales	20	28	+ 40.0%	126	145	+ 15.1%
Days on Market Until Sale	48	68	+ 41.7%	78	71	- 9.0%
Median Sales Price*	\$165,500	\$155,850	- 5.8%	\$141,250	\$155,000	+ 9.7%
Average Sales Price*	\$162,179	\$179,896	+ 10.9%	\$157,352	\$168,124	+ 6.8%
Percent of List Price Received*	98.0%	100.1%	+ 2.1%	97.6%	98.1%	+ 0.5%
Inventory of Homes for Sale	106	34	- 67.9%	--	--	--
Months Supply of Inventory	6.6	1.8	- 72.7%	--	--	--

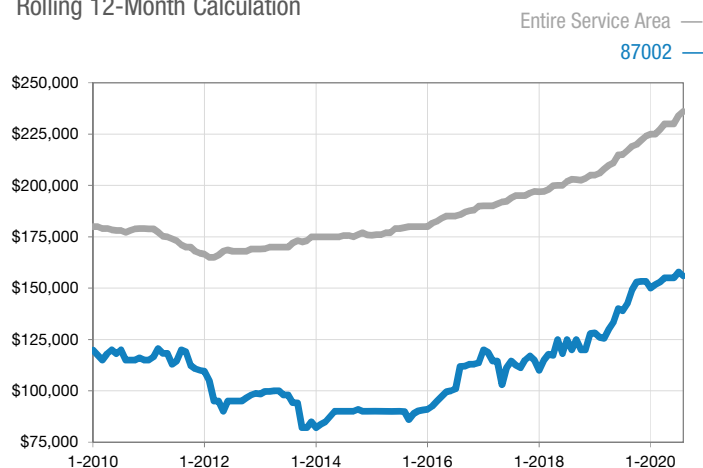
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	2	1	- 50.0%	13	16	+ 23.1%
Pending Sales	2	1	- 50.0%	12	11	- 8.3%
Closed Sales	1	1	0.0%	10	8	- 20.0%
Days on Market Until Sale	251	2	- 99.2%	101	26	- 74.3%
Median Sales Price*	\$142,500	\$110,000	- 22.8%	\$83,500	\$112,500	+ 34.7%
Average Sales Price*	\$142,500	\$110,000	- 22.8%	\$87,422	\$110,113	+ 26.0%
Percent of List Price Received*	95.0%	100.0%	+ 5.3%	94.3%	92.6%	- 1.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--

* 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.

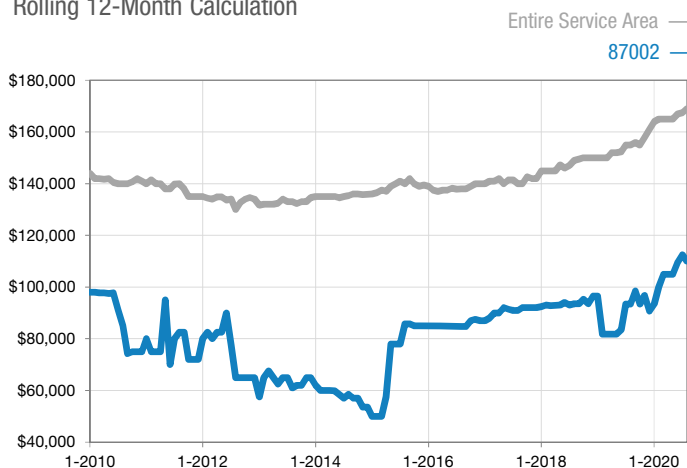
Median Sales Price - Single-Family Detached

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.