

Local Market Update for August 2020

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



87120

Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	119	129	+ 8.4%	1,051	1,046	- 0.5%
Pending Sales	108	150	+ 38.9%	890	886	- 0.4%
Closed Sales	119	120	+ 0.8%	829	763	- 8.0%
Days on Market Until Sale	33	18	- 45.5%	42	26	- 38.1%
Median Sales Price*	\$230,000	\$260,000	+ 13.0%	\$225,000	\$245,000	+ 8.9%
Average Sales Price*	\$254,365	\$298,138	+ 17.2%	\$256,939	\$271,282	+ 5.6%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	198	115	- 41.9%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

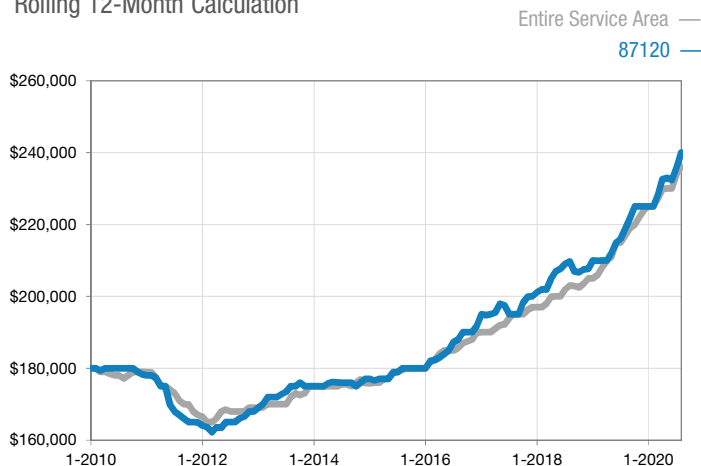
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	20	25	+ 25.0%	158	122	- 22.8%
Pending Sales	17	21	+ 23.5%	133	108	- 18.8%
Closed Sales	14	13	- 7.1%	123	90	- 26.8%
Days on Market Until Sale	14	6	- 57.1%	26	21	- 19.2%
Median Sales Price*	\$144,000	\$174,000	+ 20.8%	\$147,000	\$161,000	+ 9.5%
Average Sales Price*	\$162,850	\$197,811	+ 21.5%	\$163,376	\$179,264	+ 9.7%
Percent of List Price Received*	99.3%	100.6%	+ 1.3%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	28	13	- 53.6%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--

* 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.

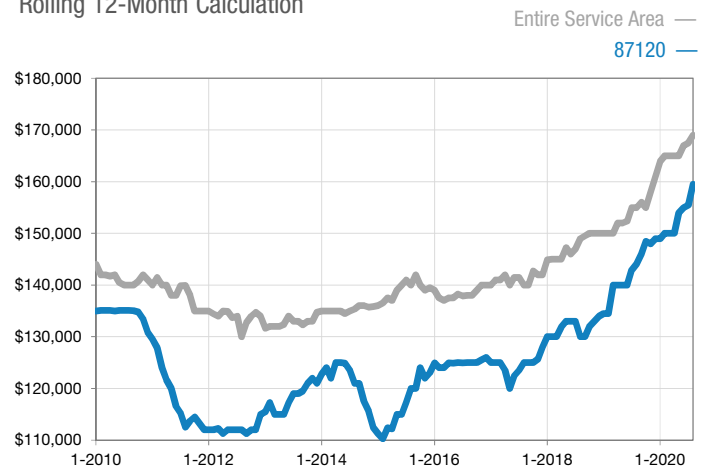
Median Sales Price - Single-Family Detached

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.