

# Local Market Update for August 2020

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



## 87107

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	30	26	- 13.3%	283	270	- 4.6%
Pending Sales	28	35	+ 25.0%	199	219	+ 10.1%
Closed Sales	27	35	+ 29.6%	188	204	+ 8.5%
Days on Market Until Sale	23	45	+ 95.7%	48	44	- 8.3%
Median Sales Price*	\$229,000	<b>\$375,000</b>	+ 63.8%	\$237,450	<b>\$287,500</b>	+ 21.1%
Average Sales Price*	\$304,270	<b>\$453,169</b>	+ 48.9%	\$320,769	<b>\$372,126</b>	+ 16.0%
Percent of List Price Received*	95.9%	<b>99.3%</b>	+ 3.5%	96.7%	<b>98.5%</b>	+ 1.9%
Inventory of Homes for Sale	73	30	- 58.9%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--

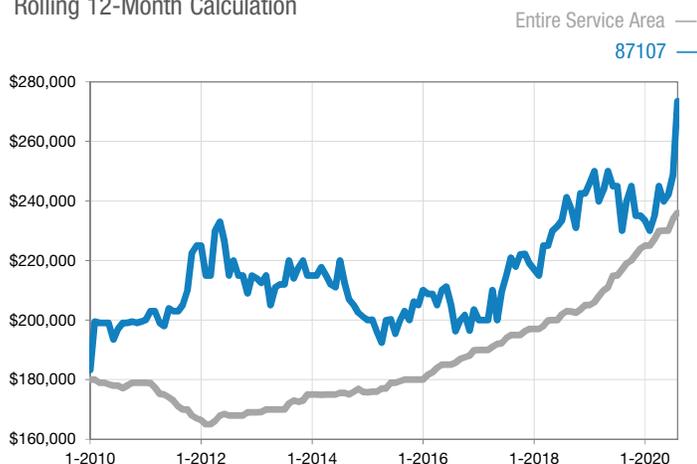
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	10	5	- 50.0%	58	60	+ 3.4%
Pending Sales	7	7	0.0%	43	55	+ 27.9%
Closed Sales	6	7	+ 16.7%	38	49	+ 28.9%
Days on Market Until Sale	32	6	- 81.3%	31	20	- 35.5%
Median Sales Price*	\$242,000	<b>\$220,000</b>	- 9.1%	\$167,000	<b>\$171,000</b>	+ 2.4%
Average Sales Price*	\$237,167	<b>\$214,036</b>	- 9.8%	\$181,422	<b>\$198,409</b>	+ 9.4%
Percent of List Price Received*	97.2%	<b>101.8%</b>	+ 4.7%	98.7%	<b>98.7%</b>	0.0%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

\* 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.

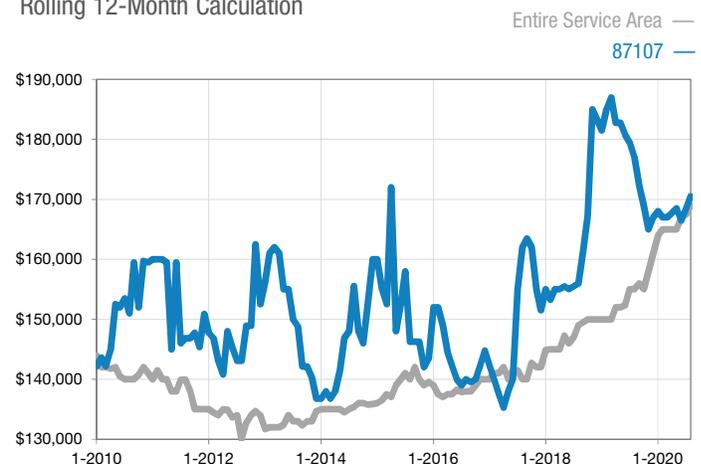
### Median Sales Price - Single-Family Detached

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.