

# Local Market Update for August 2020

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



## 87114

Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	151	145	- 4.0%	1,241	1,019	- 17.9%
Pending Sales	127	145	+ 14.2%	988	946	- 4.3%
Closed Sales	132	105	- 20.5%	932	834	- 10.5%
Days on Market Until Sale	26	21	- 19.2%	35	23	- 34.3%
Median Sales Price*	\$228,750	\$255,000	+ 11.5%	\$225,568	\$249,900	+ 10.8%
Average Sales Price*	\$243,988	\$297,861	+ 22.1%	\$246,003	\$268,548	+ 9.2%
Percent of List Price Received*	98.9%	100.5%	+ 1.6%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	226	70	- 69.0%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--

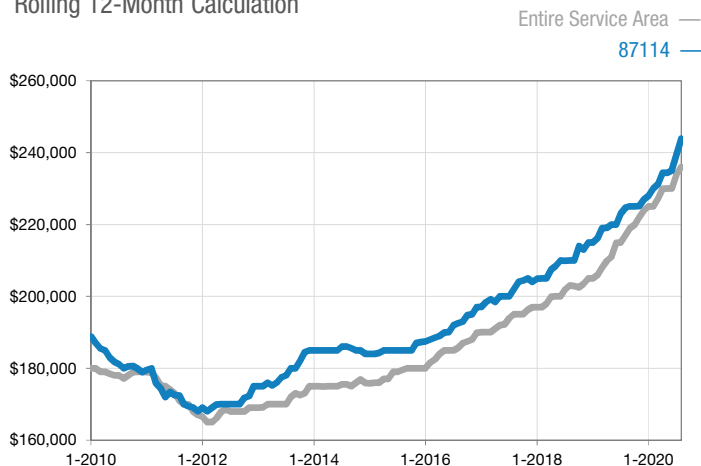
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	5	2	- 60.0%	38	33	- 13.2%
Pending Sales	6	3	- 50.0%	28	33	+ 17.9%
Closed Sales	5	4	- 20.0%	24	28	+ 16.7%
Days on Market Until Sale	21	9	- 57.1%	25	12	- 52.0%
Median Sales Price*	\$120,000	\$135,250	+ 12.7%	\$122,250	\$134,950	+ 10.4%
Average Sales Price*	\$131,200	\$149,250	+ 13.8%	\$141,804	\$154,448	+ 8.9%
Percent of List Price Received*	98.1%	100.2%	+ 2.1%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	--	--	--	--	--

\* 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.

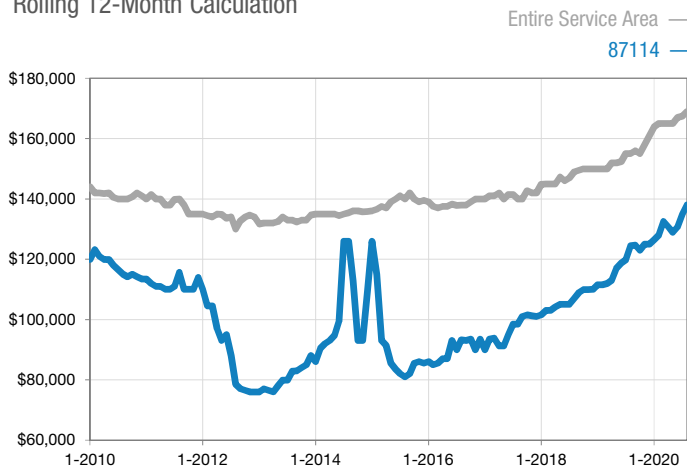
### Median Sales Price - Single-Family Detached

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.