

# Local Market Update for August 2020

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



## Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

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	23	17	- 26.1%	157	133	- 15.3%
Pending Sales	18	19	+ 5.6%	121	131	+ 8.3%
Closed Sales	22	18	- 18.2%	119	121	+ 1.7%
Days on Market Until Sale	28	7	- 75.0%	34	35	+ 2.9%
Median Sales Price*	\$152,000	<b>\$175,500</b>	+ 15.5%	\$168,500	<b>\$177,000</b>	+ 5.0%
Average Sales Price*	\$160,532	<b>\$177,900</b>	+ 10.8%	\$165,946	<b>\$178,598</b>	+ 7.6%
Percent of List Price Received*	97.7%	<b>101.5%</b>	+ 3.9%	97.7%	<b>98.4%</b>	+ 0.7%
Inventory of Homes for Sale	42	10	- 76.2%	--	--	--
Months Supply of Inventory	2.8	0.7	- 75.0%	--	--	--

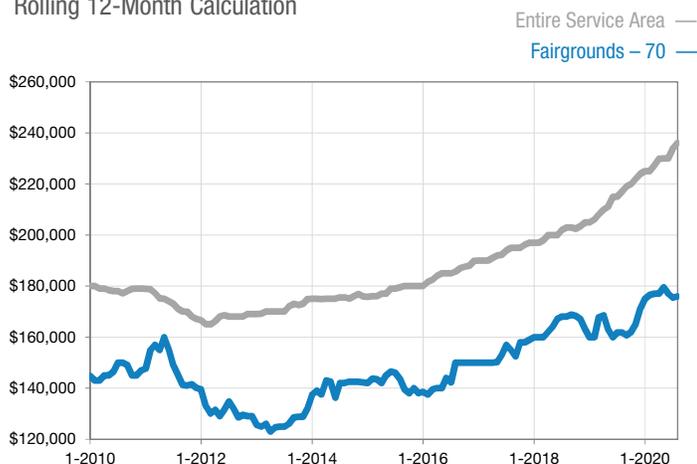
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	6	3	- 50.0%
Pending Sales	1	1	0.0%	4	5	+ 25.0%
Closed Sales	0	0	0.0%	5	4	- 20.0%
Days on Market Until Sale	--	--	--	84	47	- 44.0%
Median Sales Price*	--	--	--	\$140,000	<b>\$160,450</b>	+ 14.6%
Average Sales Price*	--	--	--	\$130,696	<b>\$139,975</b>	+ 7.1%
Percent of List Price Received*	--	--	--	96.9%	<b>95.8%</b>	- 1.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	--	--	--	--	--

\* 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.

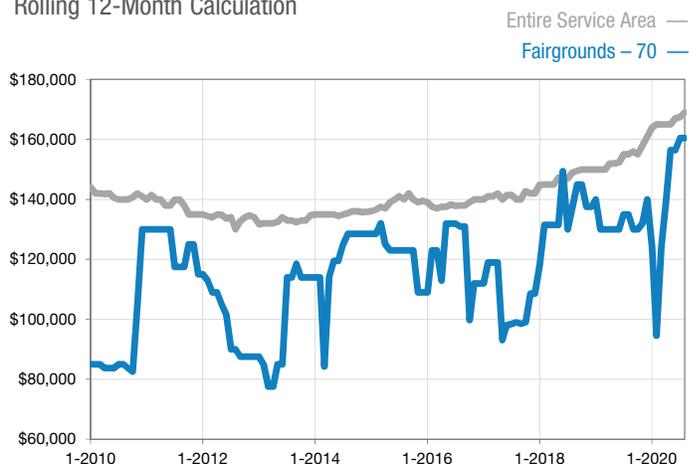
### Median Sales Price - Single-Family Detached

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.