

Local Market Update for August 2020

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	41	43	+ 4.9%	326	326	0.0%
Pending Sales	36	46	+ 27.8%	279	282	+ 1.1%
Closed Sales	41	41	0.0%	251	233	- 7.2%
Days on Market Until Sale	31	24	- 22.6%	49	32	- 34.7%
Median Sales Price*	\$175,000	\$183,900	+ 5.1%	\$155,000	\$174,000	+ 12.3%
Average Sales Price*	\$182,084	\$211,530	+ 16.2%	\$173,279	\$201,670	+ 16.4%
Percent of List Price Received*	99.9%	98.5%	- 1.4%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	65	41	- 36.9%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--

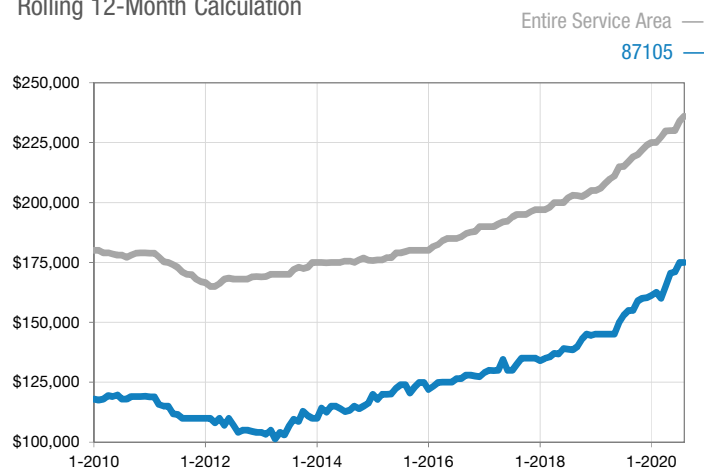
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	5	1	- 80.0%	9	15	+ 66.7%
Pending Sales	1	1	0.0%	5	14	+ 180.0%
Closed Sales	0	0	0.0%	7	13	+ 85.7%
Days on Market Until Sale	--	--	--	57	19	- 66.7%
Median Sales Price*	--	--	--	\$58,000	\$120,000	+ 106.9%
Average Sales Price*	--	--	--	\$71,898	\$123,646	+ 72.0%
Percent of List Price Received*	--	--	--	91.7%	96.4%	+ 5.1%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.5	0.5	- 85.7%	--	--	--

* 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.

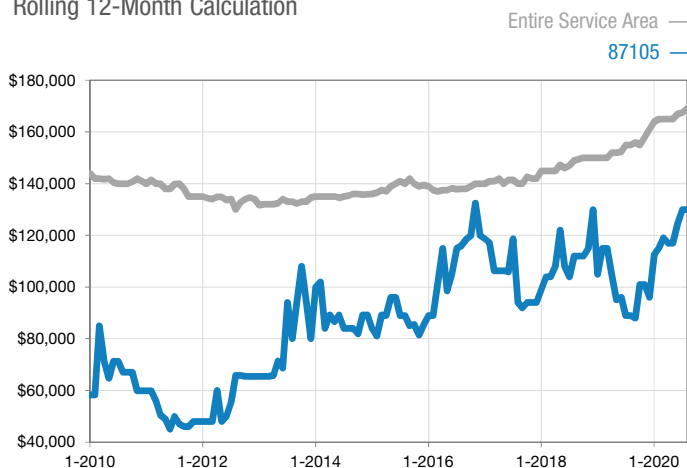
Median Sales Price - Single-Family Detached

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.