

Local Market Update for August 2020

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



UNM – 40

East of I-25, South of I-40, West of San Mateo 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 |
| Key Metrics | | | | | | |
| New Listings | 35 | 30 | - 14.3% | 270 | 272 | + 0.7% |
| Pending Sales | 23 | 39 | + 69.6% | 181 | 216 | + 19.3% |
| Closed Sales | 35 | 32 | - 8.6% | 177 | 192 | + 8.5% |
| Days on Market Until Sale | 40 | 36 | - 10.0% | 53 | 40 | - 24.5% |
| Median Sales Price* | \$272,000 | \$317,500 | + 16.7% | \$280,000 | \$305,500 | + 9.1% |
| Average Sales Price* | \$308,683 | \$323,370 | + 4.8% | \$312,880 | \$332,135 | + 6.2% |
| Percent of List Price Received* | 97.8% | 97.9% | + 0.1% | 97.0% | 97.8% | + 0.8% |
| Inventory of Homes for Sale | 75 | 35 | - 53.3% | -- | -- | -- |
| Months Supply of Inventory | 3.6 | 1.5 | - 58.3% | -- | -- | -- |

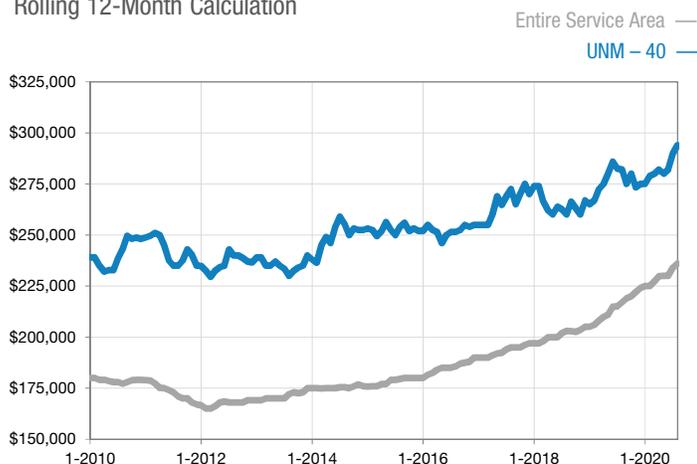
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 8-2019 | Thru 8-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 1 | 1 | 0.0% | 23 | 12 | - 47.8% |
| Pending Sales | 2 | 2 | 0.0% | 14 | 8 | - 42.9% |
| Closed Sales | 1 | 2 | + 100.0% | 12 | 7 | - 41.7% |
| Days on Market Until Sale | 274 | 120 | - 56.2% | 78 | 52 | - 33.3% |
| Median Sales Price* | \$268,500 | \$250,000 | - 6.9% | \$202,250 | \$209,300 | + 3.5% |
| Average Sales Price* | \$268,500 | \$250,000 | - 6.9% | \$212,450 | \$219,614 | + 3.4% |
| Percent of List Price Received* | 100.0% | 98.3% | - 1.7% | 97.0% | 98.5% | + 1.5% |
| Inventory of Homes for Sale | 6 | 3 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 3.8 | 2.2 | - 42.1% | -- | -- | -- |

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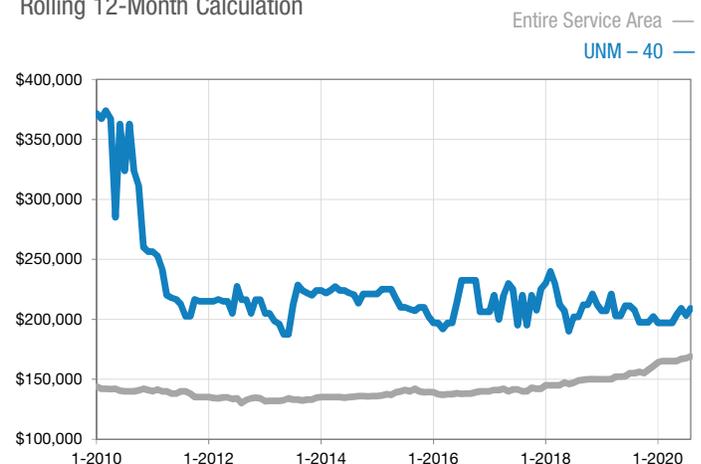
Median Sales Price - Single-Family Detached

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.