

# Local Market Update for August 2020

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



## 87120

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	119	<b>129</b>	+ 8.4%	1,051	<b>1,046</b>	- 0.5%
Pending Sales	108	<b>150</b>	+ 38.9%	890	<b>886</b>	- 0.4%
Closed Sales	119	<b>120</b>	+ 0.8%	829	<b>763</b>	- 8.0%
Days on Market Until Sale	33	<b>18</b>	- 45.5%	42	<b>26</b>	- 38.1%
Median Sales Price*	\$230,000	<b>\$260,000</b>	+ 13.0%	\$225,000	<b>\$245,000</b>	+ 8.9%
Average Sales Price*	\$254,365	<b>\$298,138</b>	+ 17.2%	\$256,939	<b>\$271,282</b>	+ 5.6%
Percent of List Price Received*	99.1%	<b>100.0%</b>	+ 0.9%	98.9%	<b>99.5%</b>	+ 0.6%
Inventory of Homes for Sale	198	<b>115</b>	- 41.9%	--	--	--
Months Supply of Inventory	2.0	<b>1.2</b>	- 40.0%	--	--	--

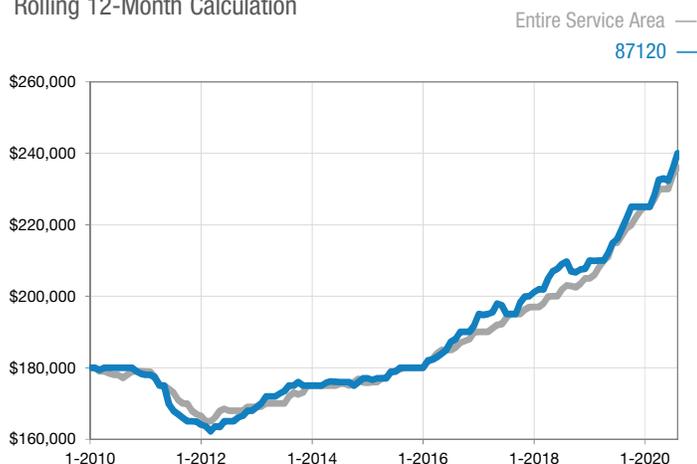
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	20	<b>25</b>	+ 25.0%	158	<b>122</b>	- 22.8%
Pending Sales	17	<b>21</b>	+ 23.5%	133	<b>108</b>	- 18.8%
Closed Sales	14	<b>13</b>	- 7.1%	123	<b>90</b>	- 26.8%
Days on Market Until Sale	14	<b>6</b>	- 57.1%	26	<b>21</b>	- 19.2%
Median Sales Price*	\$144,000	<b>\$174,000</b>	+ 20.8%	\$147,000	<b>\$161,000</b>	+ 9.5%
Average Sales Price*	\$162,850	<b>\$197,811</b>	+ 21.5%	\$163,376	<b>\$179,264</b>	+ 9.7%
Percent of List Price Received*	99.3%	<b>100.6%</b>	+ 1.3%	98.7%	<b>99.2%</b>	+ 0.5%
Inventory of Homes for Sale	28	<b>13</b>	- 53.6%	--	--	--
Months Supply of Inventory	1.9	<b>1.0</b>	- 47.4%	--	--	--

\* 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.

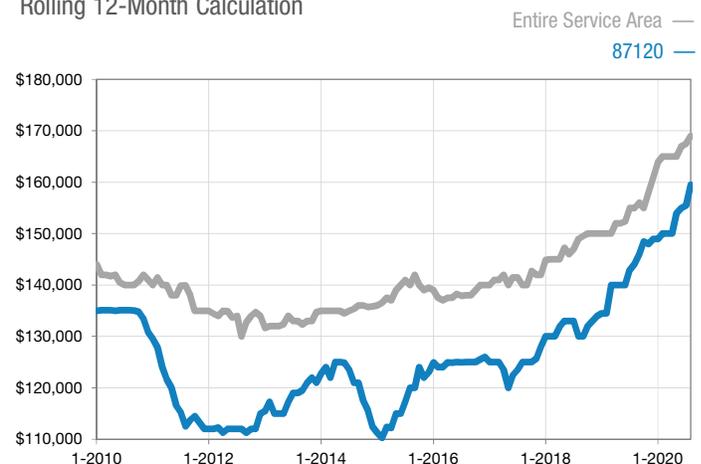
### Median Sales Price - Single-Family Detached

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.