

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	17	21	+ 23.5%	152	148	- 2.6%
Pending Sales	16	24	+ 50.0%	105	119	+ 13.3%
Closed Sales	12	16	+ 33.3%	96	98	+ 2.1%
Days on Market Until Sale	44	32	- 27.3%	43	44	+ 2.3%
Median Sales Price*	\$212,750	\$147,500	- 30.7%	\$167,075	\$160,000	- 4.2%
Average Sales Price*	\$206,708	\$155,103	- 25.0%	\$184,378	\$168,005	- 8.9%
Percent of List Price Received*	99.2%	97.8%	- 1.4%	98.1%	96.6%	- 1.5%
Inventory of Homes for Sale	45	21	- 53.3%	--	--	--
Months Supply of Inventory	3.8	1.7	- 55.3%	--	--	--

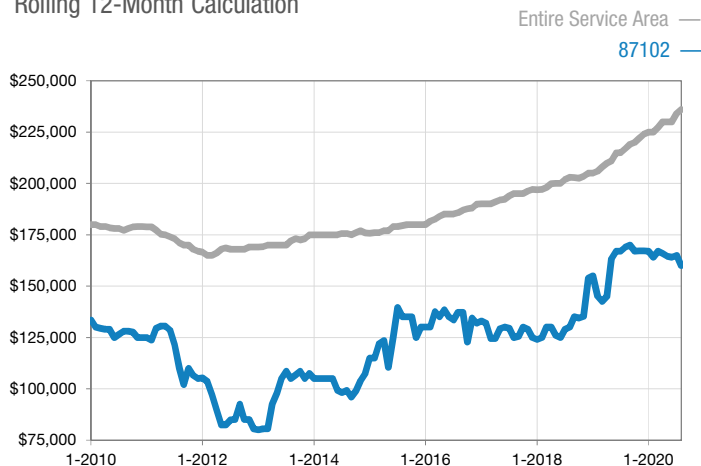
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	9	12	+ 33.3%	69	69	0.0%
Pending Sales	5	5	0.0%	36	35	- 2.8%
Closed Sales	9	5	- 44.4%	33	38	+ 15.2%
Days on Market Until Sale	29	40	+ 37.9%	63	46	- 27.0%
Median Sales Price*	\$172,500	\$184,900	+ 7.2%	\$185,000	\$203,000	+ 9.7%
Average Sales Price*	\$198,317	\$183,680	- 7.4%	\$194,781	\$209,316	+ 7.5%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	97.3%	97.7%	+ 0.4%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	5.0	6.2	+ 24.0%	--	--	--

* 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.

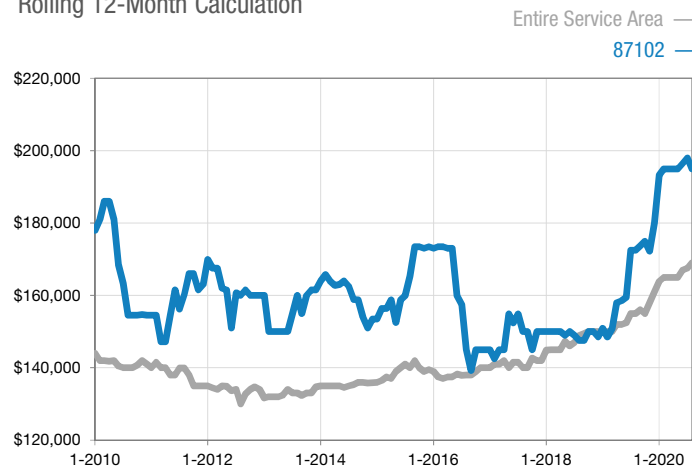
Median Sales Price - Single-Family Detached

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.