

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	108	94	- 13.0%	753	673	- 10.6%
Pending Sales	63	91	+ 44.4%	523	603	+ 15.3%
Closed Sales	67	83	+ 23.9%	478	555	+ 16.1%
Days on Market Until Sale	38	29	- 23.7%	37	32	- 13.5%
Median Sales Price*	\$290,000	\$364,000	+ 25.5%	\$310,000	\$314,000	+ 1.3%
Average Sales Price*	\$345,369	\$405,105	+ 17.3%	\$364,429	\$364,118	- 0.1%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	200	78	- 61.0%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--

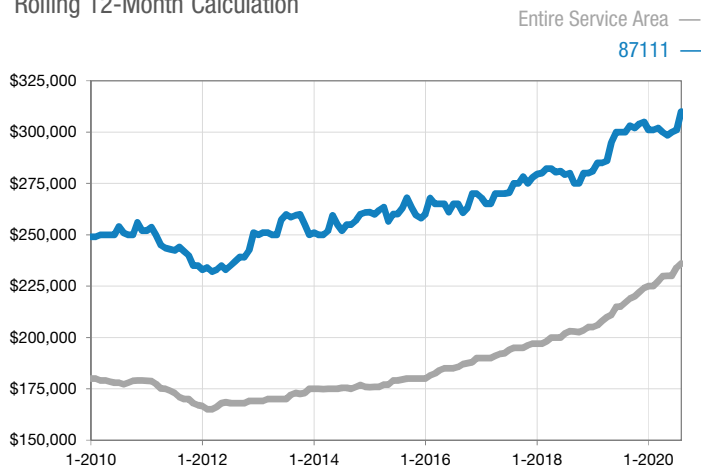
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	17	17	0.0%	185	151	- 18.4%
Pending Sales	17	15	- 11.8%	147	127	- 13.6%
Closed Sales	19	21	+ 10.5%	137	123	- 10.2%
Days on Market Until Sale	31	28	- 9.7%	31	34	+ 9.7%
Median Sales Price*	\$199,400	\$220,000	+ 10.3%	\$196,000	\$197,500	+ 0.8%
Average Sales Price*	\$201,545	\$240,881	+ 19.5%	\$207,899	\$215,602	+ 3.7%
Percent of List Price Received*	98.0%	100.4%	+ 2.4%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	35	15	- 57.1%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

* 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.

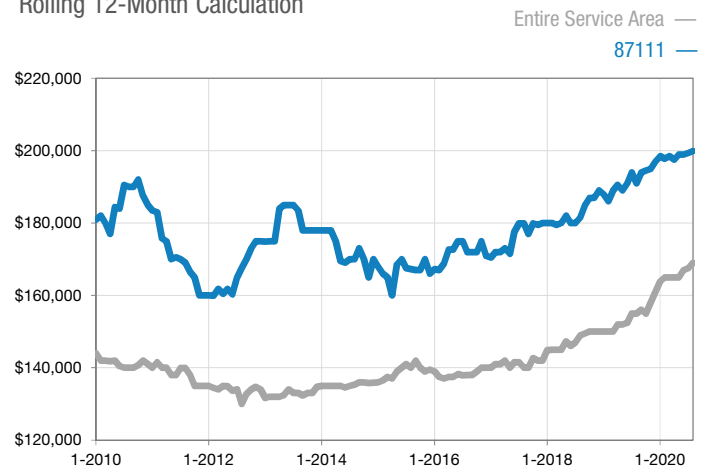
Median Sales Price - Single-Family Detached

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.