

Local Market Update for August 2020

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	24	25	+ 4.2%	216	192	- 11.1%
Pending Sales	26	27	+ 3.8%	164	179	+ 9.1%
Closed Sales	19	27	+ 42.1%	152	167	+ 9.9%
Days on Market Until Sale	30	34	+ 13.3%	38	29	- 23.7%
Median Sales Price*	\$343,000	\$380,000	+ 10.8%	\$300,000	\$335,000	+ 11.7%
Average Sales Price*	\$323,558	\$384,015	+ 18.7%	\$313,198	\$338,258	+ 8.0%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	98.0%	98.7%	+ 0.7%
Inventory of Homes for Sale	44	17	- 61.4%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--

* 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
Key Metrics						
New Listings	3	3	0.0%	39	51	+ 30.8%
Pending Sales	4	5	+ 25.0%	34	50	+ 47.1%
Closed Sales	5	3	- 40.0%	33	47	+ 42.4%
Days on Market Until Sale	28	2	- 92.9%	22	21	- 4.5%
Median Sales Price*	\$150,000	\$227,900	+ 51.9%	\$162,000	\$177,000	+ 9.3%
Average Sales Price*	\$165,000	\$218,200	+ 32.2%	\$178,916	\$193,654	+ 8.2%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 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.

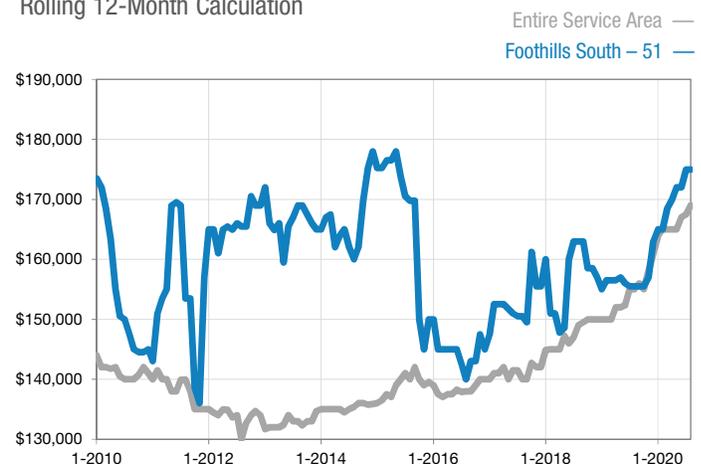
Median Sales Price - Single-Family Detached

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.