

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		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	122	114	- 6.6%	930	819	- 11.9%
Pending Sales	83	114	+ 37.3%	755	780	+ 3.3%
Closed Sales	109	84	- 22.9%	715	708	- 1.0%
Days on Market Until Sale	22	21	- 4.5%	30	23	- 23.3%
Median Sales Price*	\$220,000	\$264,450	+ 20.2%	\$216,500	\$237,000	+ 9.5%
Average Sales Price*	\$236,857	\$271,508	+ 14.6%	\$235,620	\$257,442	+ 9.3%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	98.9%	99.4%	+ 0.5%
Inventory of Homes for Sale	179	60	- 66.5%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--

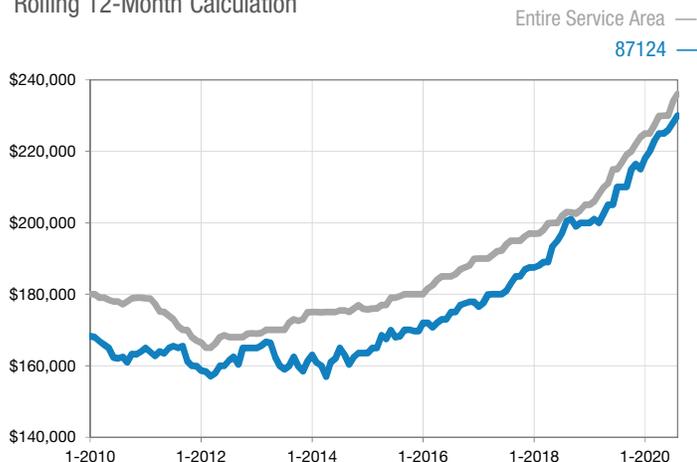
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	9	14	+ 55.6%	82	80	- 2.4%
Pending Sales	9	15	+ 66.7%	71	78	+ 9.9%
Closed Sales	15	12	- 20.0%	70	65	- 7.1%
Days on Market Until Sale	29	24	- 17.2%	36	27	- 25.0%
Median Sales Price*	\$126,000	\$137,500	+ 9.1%	\$147,500	\$150,000	+ 1.7%
Average Sales Price*	\$143,367	\$150,333	+ 4.9%	\$140,410	\$150,530	+ 7.2%
Percent of List Price Received*	97.9%	99.9%	+ 2.0%	98.0%	97.7%	- 0.3%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

* 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.

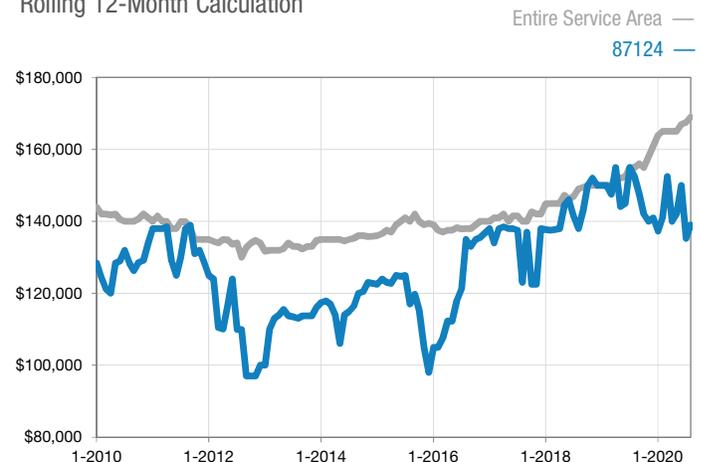
Median Sales Price - Single-Family Detached

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.