

Local Market Update for August 2020

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



87108

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 8-2019 | Thru 8-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 40 | 38 | - 5.0% | 297 | 304 | + 2.4% |
| Pending Sales | 26 | 35 | + 34.6% | 202 | 240 | + 18.8% |
| Closed Sales | 33 | 32 | - 3.0% | 206 | 214 | + 3.9% |
| Days on Market Until Sale | 26 | 18 | - 30.8% | 43 | 32 | - 25.6% |
| Median Sales Price* | \$225,000 | \$191,000 | - 15.1% | \$183,000 | \$179,950 | - 1.7% |
| Average Sales Price* | \$235,746 | \$222,806 | - 5.5% | \$215,896 | \$212,905 | - 1.4% |
| Percent of List Price Received* | 98.0% | 97.1% | - 0.9% | 97.9% | 97.7% | - 0.2% |
| Inventory of Homes for Sale | 81 | 43 | - 46.9% | -- | -- | -- |
| Months Supply of Inventory | 3.4 | 1.6 | - 52.9% | -- | -- | -- |

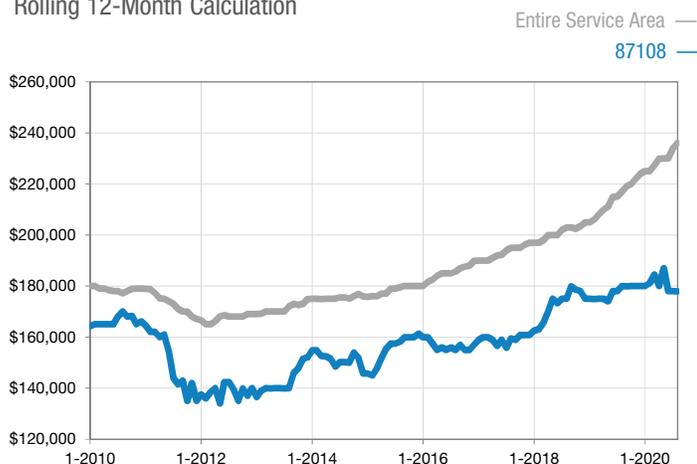
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 8-2019 | Thru 8-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 1 | 6 | + 500.0% | 31 | 43 | + 38.7% |
| Pending Sales | 3 | 5 | + 66.7% | 24 | 30 | + 25.0% |
| Closed Sales | 3 | 4 | + 33.3% | 27 | 25 | - 7.4% |
| Days on Market Until Sale | 13 | 19 | + 46.2% | 56 | 25 | - 55.4% |
| Median Sales Price* | \$363,200 | \$126,000 | - 65.3% | \$124,000 | \$122,500 | - 1.2% |
| Average Sales Price* | \$253,306 | \$163,250 | - 35.6% | \$166,483 | \$156,691 | - 5.9% |
| Percent of List Price Received* | 96.9% | 95.9% | - 1.0% | 95.9% | 96.8% | + 0.9% |
| Inventory of Homes for Sale | 8 | 7 | - 12.5% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 2.3 | - 14.8% | -- | -- | -- |

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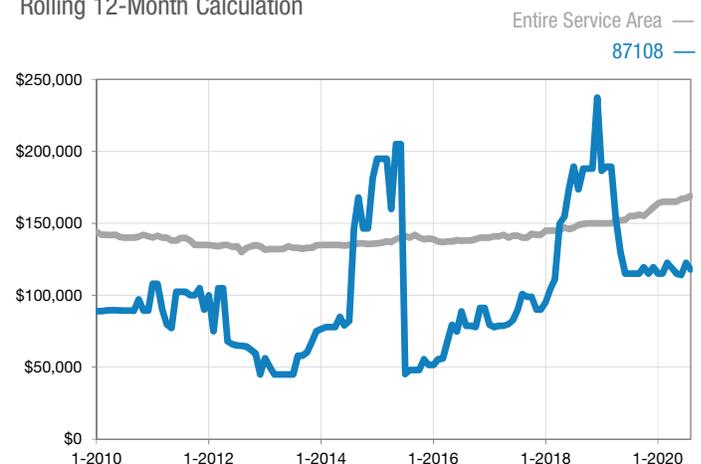
Median Sales Price - Single-Family Detached

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.