

Local Market Update for August 2020

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



Foothills North – 31

East of Tramway Blvd to mountains, South of San Antonio Dr NE, North of Montgomery Blvd NE

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	23	15	- 34.8%	168	113	- 32.7%
Pending Sales	14	12	- 14.3%	103	101	- 1.9%
Closed Sales	16	13	- 18.8%	95	95	0.0%
Days on Market Until Sale	66	30	- 54.5%	47	53	+ 12.8%
Median Sales Price*	\$474,050	\$520,000	+ 9.7%	\$525,000	\$507,500	- 3.3%
Average Sales Price*	\$493,745	\$601,539	+ 21.8%	\$557,764	\$571,625	+ 2.5%
Percent of List Price Received*	97.9%	99.2%	+ 1.3%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	47	19	- 59.6%	--	--	--
Months Supply of Inventory	4.0	1.6	- 60.0%	--	--	--

* 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	1	1	0.0%	15	9	- 40.0%
Pending Sales	2	0	- 100.0%	11	7	- 36.4%
Closed Sales	1	2	+ 100.0%	9	8	- 11.1%
Days on Market Until Sale	2	3	+ 50.0%	21	28	+ 33.3%
Median Sales Price*	\$351,800	\$517,500	+ 47.1%	\$325,000	\$352,450	+ 8.4%
Average Sales Price*	\$351,800	\$517,500	+ 47.1%	\$275,533	\$353,563	+ 28.3%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	100.6%	98.5%	- 2.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

* 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.

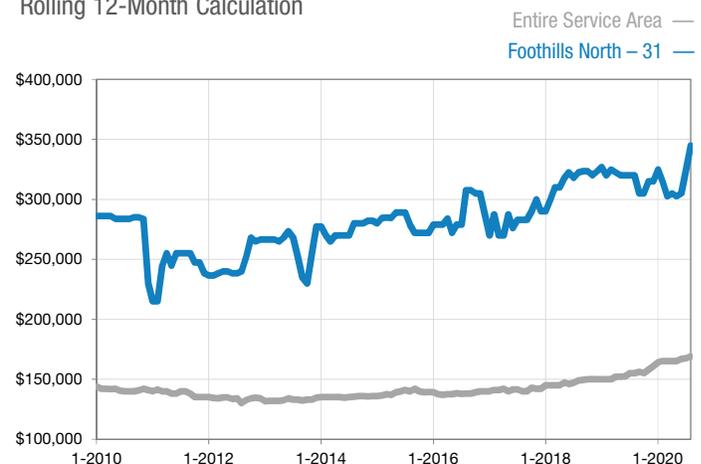
Median Sales Price - Single-Family Detached

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.