

# Local Market Update for August 2020

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



## 87123

| Single-Family Detached          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 8-2019  | Thru 8-2020      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 73        | <b>75</b>        | + 2.7%         | 496          | <b>486</b>       | - 2.0%         |
| Pending Sales                   | 46        | <b>69</b>        | + 50.0%        | 367          | <b>443</b>       | + 20.7%        |
| Closed Sales                    | 57        | <b>48</b>        | - 15.8%        | 348          | <b>380</b>       | + 9.2%         |
| Days on Market Until Sale       | 30        | <b>23</b>        | - 23.3%        | 37           | <b>27</b>        | - 27.0%        |
| Median Sales Price*             | \$260,000 | <b>\$249,950</b> | - 3.9%         | \$248,500    | <b>\$252,150</b> | + 1.5%         |
| Average Sales Price*            | \$262,469 | <b>\$280,106</b> | + 6.7%         | \$256,765    | <b>\$276,393</b> | + 7.6%         |
| Percent of List Price Received* | 98.7%     | <b>99.3%</b>     | + 0.6%         | 98.1%        | <b>99.3%</b>     | + 1.2%         |
| Inventory of Homes for Sale     | 116       | <b>49</b>        | - 57.8%        | --           | --               | --             |
| Months Supply of Inventory      | 2.8       | <b>1.0</b>       | - 64.3%        | --           | --               | --             |

\* 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 |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 13        | <b>11</b>        | - 15.4%        | 100          | <b>115</b>       | + 15.0%        |
| Pending Sales                   | 8         | <b>15</b>        | + 87.5%        | 86           | <b>122</b>       | + 41.9%        |
| Closed Sales                    | 16        | <b>19</b>        | + 18.8%        | 83           | <b>104</b>       | + 25.3%        |
| Days on Market Until Sale       | 60        | <b>27</b>        | - 55.0%        | 85           | <b>52</b>        | - 38.8%        |
| Median Sales Price*             | \$204,950 | <b>\$201,000</b> | - 1.9%         | \$194,000    | <b>\$195,950</b> | + 1.0%         |
| Average Sales Price*            | \$199,519 | <b>\$209,842</b> | + 5.2%         | \$191,918    | <b>\$200,337</b> | + 4.4%         |
| Percent of List Price Received* | 98.9%     | <b>100.5%</b>    | + 1.6%         | 98.5%        | <b>99.1%</b>     | + 0.6%         |
| Inventory of Homes for Sale     | 29        | <b>6</b>         | - 79.3%        | --           | --               | --             |
| Months Supply of Inventory      | 2.9       | <b>0.5</b>       | - 82.8%        | --           | --               | --             |

\* 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.

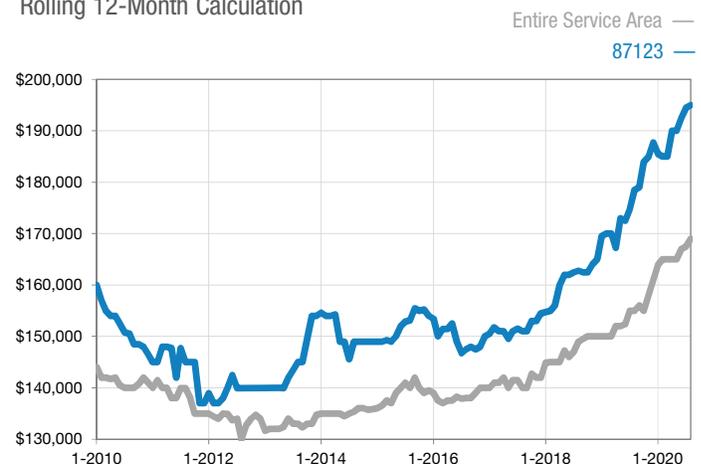
### Median Sales Price - Single-Family Detached

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.