

Local Market Update for August 2020

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



87109

Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	52	35	- 32.7%	372	318	- 14.5%
Pending Sales	33	41	+ 24.2%	279	299	+ 7.2%
Closed Sales	38	44	+ 15.8%	273	271	- 0.7%
Days on Market Until Sale	21	17	- 19.0%	31	23	- 25.8%
Median Sales Price*	\$270,000	\$341,500	+ 26.5%	\$265,000	\$283,000	+ 6.8%
Average Sales Price*	\$301,719	\$325,112	+ 7.8%	\$274,922	\$300,572	+ 9.3%
Percent of List Price Received*	99.5%	99.9%	+ 0.4%	98.7%	99.1%	+ 0.4%
Inventory of Homes for Sale	75	14	- 81.3%	--	--	--
Months Supply of Inventory	2.3	0.4	- 82.6%	--	--	--

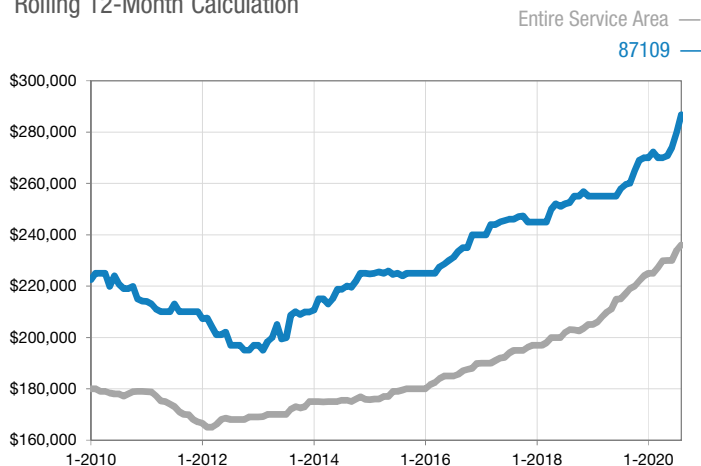
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	20	13	- 35.0%	134	132	- 1.5%
Pending Sales	17	19	+ 11.8%	88	126	+ 43.2%
Closed Sales	11	15	+ 36.4%	85	118	+ 38.8%
Days on Market Until Sale	33	34	+ 3.0%	35	24	- 31.4%
Median Sales Price*	\$148,000	\$165,000	+ 11.5%	\$148,000	\$175,000	+ 18.2%
Average Sales Price*	\$139,455	\$177,010	+ 26.9%	\$154,054	\$182,711	+ 18.6%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	35	5	- 85.7%	--	--	--
Months Supply of Inventory	3.1	0.3	- 90.3%	--	--	--

* 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.

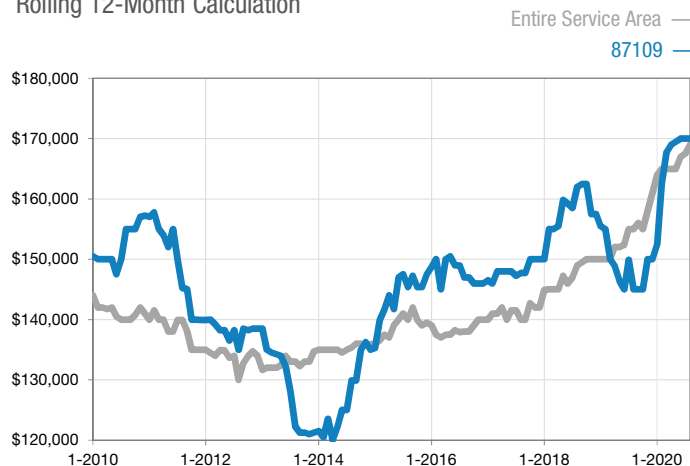
Median Sales Price - Single-Family Detached

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.