

# Local Market Update for August 2020

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



## 87105

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	41	<b>43</b>	+ 4.9%	326	<b>326</b>	0.0%
Pending Sales	36	<b>46</b>	+ 27.8%	279	<b>282</b>	+ 1.1%
Closed Sales	41	<b>41</b>	0.0%	251	<b>233</b>	- 7.2%
Days on Market Until Sale	31	<b>24</b>	- 22.6%	49	<b>32</b>	- 34.7%
Median Sales Price*	\$175,000	<b>\$183,900</b>	+ 5.1%	\$155,000	<b>\$174,000</b>	+ 12.3%
Average Sales Price*	\$182,084	<b>\$211,530</b>	+ 16.2%	\$173,279	<b>\$201,670</b>	+ 16.4%
Percent of List Price Received*	99.9%	<b>98.5%</b>	- 1.4%	97.9%	<b>98.4%</b>	+ 0.5%
Inventory of Homes for Sale	65	<b>41</b>	- 36.9%	--	--	--
Months Supply of Inventory	2.0	<b>1.3</b>	- 35.0%	--	--	--

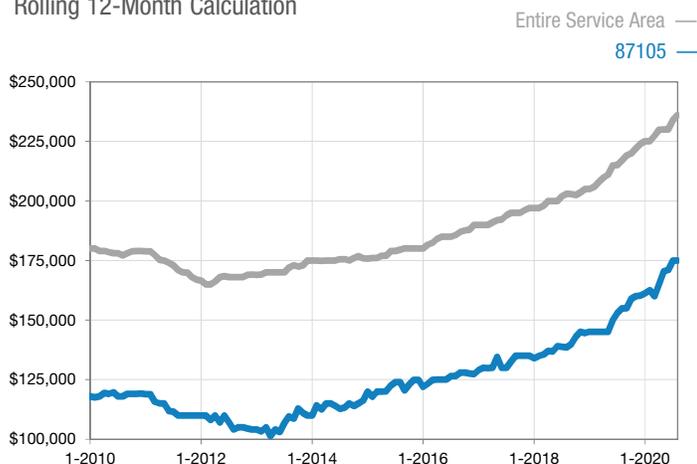
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>1</b>	- 80.0%	9	<b>15</b>	+ 66.7%
Pending Sales	1	<b>1</b>	0.0%	5	<b>14</b>	+ 180.0%
Closed Sales	0	<b>0</b>	0.0%	7	<b>13</b>	+ 85.7%
Days on Market Until Sale	--	--	--	57	<b>19</b>	- 66.7%
Median Sales Price*	--	--	--	\$58,000	<b>\$120,000</b>	+ 106.9%
Average Sales Price*	--	--	--	\$71,898	<b>\$123,646</b>	+ 72.0%
Percent of List Price Received*	--	--	--	91.7%	<b>96.4%</b>	+ 5.1%
Inventory of Homes for Sale	5	<b>1</b>	- 80.0%	--	--	--
Months Supply of Inventory	3.5	<b>0.5</b>	- 85.7%	--	--	--

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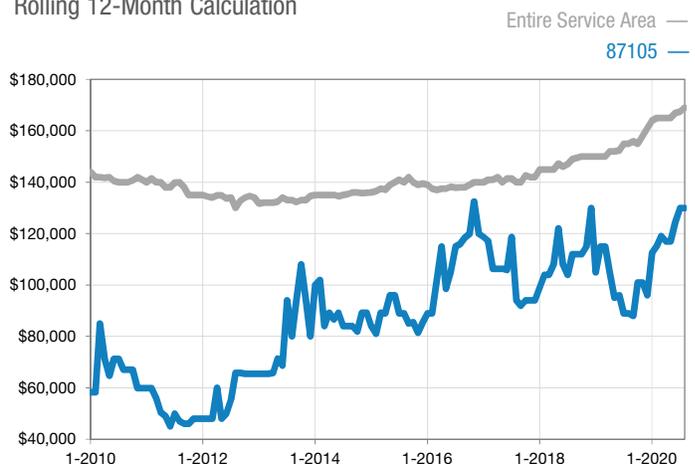
### Median Sales Price - Single-Family Detached

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.