Local Market Update for August 2020

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

gaar

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Single-Family Detached

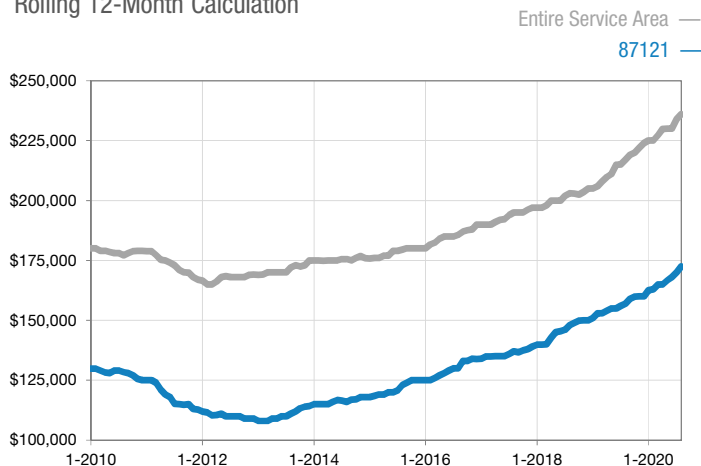| Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	92	81	- 12.0%	797	708	- 11.2%
Pending Sales	67	99	+ 47.8%	715	700	- 2.1%
Closed Sales	91	82	- 9.9%	692	601	- 13.2%
Days on Market Until Sale	27	10	- 63.0%	29	23	- 20.7%
Median Sales Price*	$160,000	$178,000	+ 11.3%	$159,900	$177,000	+ 10.7%
Average Sales Price*	$164,550	$183,685	+ 11.6%	$163,737	$180,443	+ 10.2%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	99.4%	99.8%	+ 0.4%
Inventory of Homes for Sale	134	29	- 78.4%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

* 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

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	3	3	0.0%	27	20	- 25.9%
Pending Sales	2	3	+ 50.0%	24	22	- 8.3%
Closed Sales	1	0	- 100.0%	21	24	+ 14.3%
Days on Market Until Sale	16	--	--	43	48	+ 11.6%
Median Sales Price*	$180,000	--	--	$116,000	$143,000	+ 23.3%
Average Sales Price*	$180,000	--	--	$129,933	$142,579	+ 9.7%
Percent of List Price Received*	100.0%	--	--	99.3%	99.8%	+ 0.5%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
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.
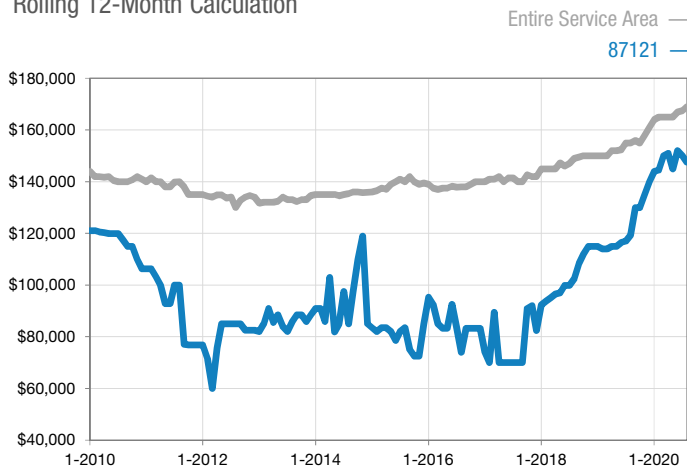
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87121 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87121 —

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.