

Local Market Update for July 2020

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



87004

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	10	14	+ 40.0%	94	75	- 20.2%
Pending Sales	16	14	- 12.5%	73	64	- 12.3%
Closed Sales	10	9	- 10.0%	66	56	- 15.2%
Days on Market Until Sale	32	62	+ 93.8%	59	55	- 6.8%
Median Sales Price*	\$370,000	\$300,000	- 18.9%	\$264,950	\$274,950	+ 3.8%
Average Sales Price*	\$383,780	\$304,278	- 20.7%	\$269,019	\$282,109	+ 4.9%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	97.1%	97.8%	+ 0.7%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	3.5	2.1	- 40.0%	--	--	--

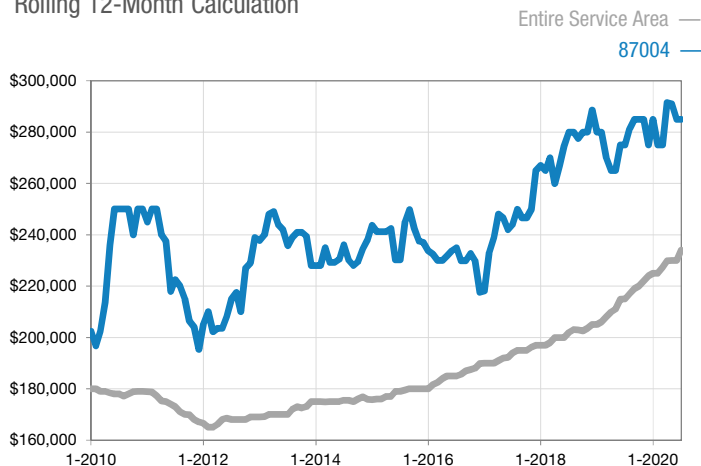
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	1	0	- 100.0%	6	3	- 50.0%
Pending Sales	2	0	- 100.0%	5	3	- 40.0%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Days on Market Until Sale	32	11	- 65.6%	47	12	- 74.5%
Median Sales Price*	\$79,900	\$99,450	+ 24.5%	\$104,950	\$78,500	- 25.2%
Average Sales Price*	\$79,900	\$99,450	+ 24.5%	\$104,950	\$92,467	- 11.9%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	96.9%	102.8%	+ 6.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

* 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.

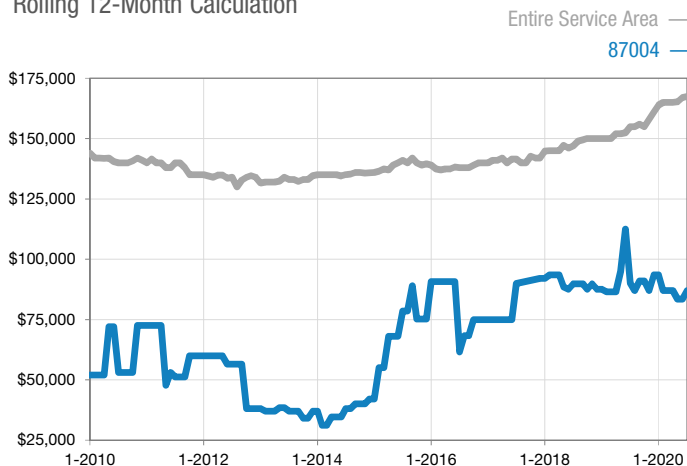
Median Sales Price - Single-Family Detached

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.