

# Local Market Update for July 2020

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



## 87123

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	59	67	+ 13.6%	423	410	- 3.1%
Pending Sales	54	66	+ 22.2%	321	379	+ 18.1%
Closed Sales	56	66	+ 17.9%	291	330	+ 13.4%
Days on Market Until Sale	33	33	0.0%	38	27	- 28.9%
Median Sales Price*	\$245,750	\$277,500	+ 12.9%	\$245,000	\$252,150	+ 2.9%
Average Sales Price*	\$263,408	\$301,828	+ 14.6%	\$255,647	\$275,685	+ 7.8%
Percent of List Price Received*	98.1%	99.7%	+ 1.6%	98.0%	99.3%	+ 1.3%
Inventory of Homes for Sale	101	42	- 58.4%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--

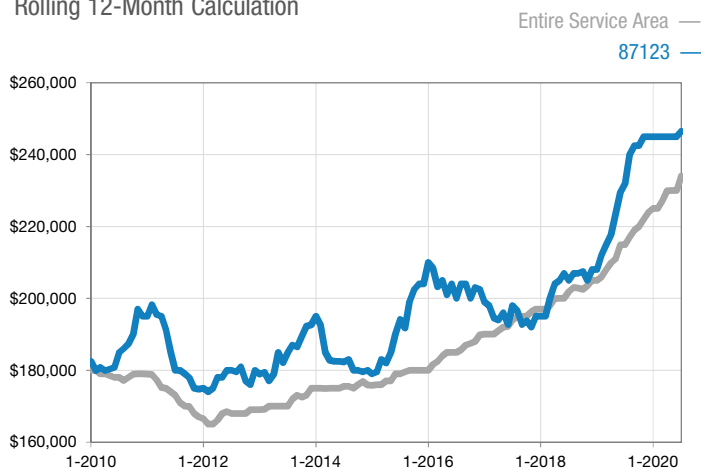
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	16	19	+ 18.8%	87	103	+ 18.4%
Pending Sales	16	21	+ 31.3%	78	108	+ 38.5%
Closed Sales	15	15	0.0%	67	85	+ 26.9%
Days on Market Until Sale	92	51	- 44.6%	91	58	- 36.3%
Median Sales Price*	\$194,000	\$241,900	+ 24.7%	\$186,000	\$195,000	+ 4.8%
Average Sales Price*	\$185,240	\$222,960	+ 20.4%	\$190,103	\$198,212	+ 4.3%
Percent of List Price Received*	97.6%	100.5%	+ 3.0%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--

\* 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.

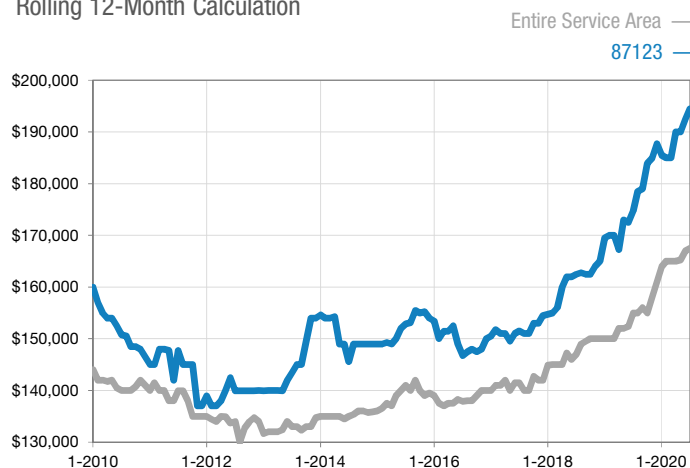
### Median Sales Price - Single-Family Detached

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.