

Local Market Update for July 2020

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



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Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	53	45	- 15.1%	367	304	- 17.2%
Pending Sales	28	38	+ 35.7%	231	220	- 4.8%
Closed Sales	29	44	+ 51.7%	219	192	- 12.3%
Days on Market Until Sale	38	32	- 15.8%	43	46	+ 7.0%
Median Sales Price*	\$515,000	\$588,500	+ 14.3%	\$487,500	\$550,000	+ 12.8%
Average Sales Price*	\$617,634	\$605,178	- 2.0%	\$569,869	\$584,128	+ 2.5%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	97.9%	97.8%	- 0.1%
Inventory of Homes for Sale	115	81	- 29.6%	--	--	--
Months Supply of Inventory	4.4	2.7	- 38.6%	--	--	--

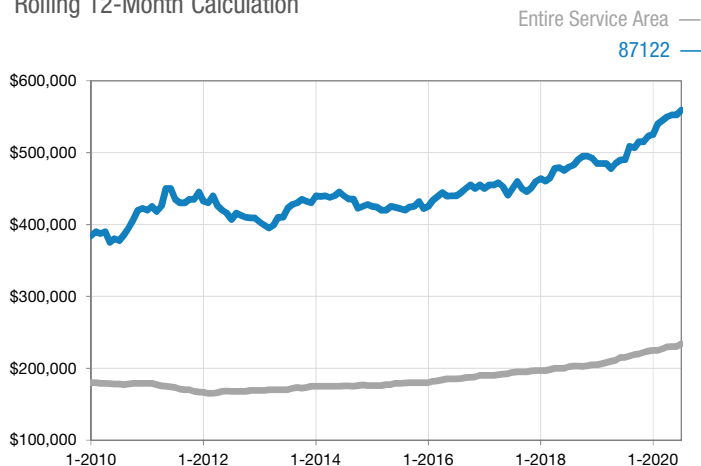
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	2	1	- 50.0%	13	4	- 69.2%
Pending Sales	1	0	- 100.0%	8	4	- 50.0%
Closed Sales	0	0	0.0%	7	3	- 57.1%
Days on Market Until Sale	--	--	--	42	36	- 14.3%
Median Sales Price*	--	--	--	\$240,000	\$245,000	+ 2.1%
Average Sales Price*	--	--	--	\$245,343	\$250,300	+ 2.0%
Percent of List Price Received*	--	--	--	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	4.0	0.6	- 85.0%	--	--	--

* 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.

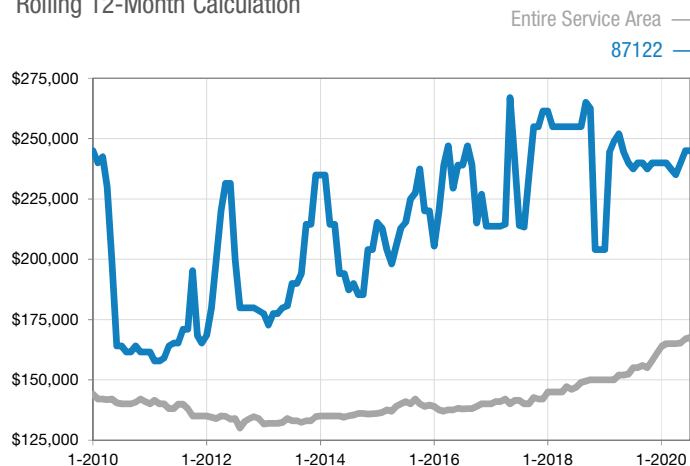
Median Sales Price - Single-Family Detached

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.