

# Local Market Update for July 2020

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



## 87105

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	48	46	- 4.2%	285	283	- 0.7%
Pending Sales	44	41	- 6.8%	243	242	- 0.4%
Closed Sales	34	43	+ 26.5%	210	192	- 8.6%
Days on Market Until Sale	53	27	- 49.1%	53	34	- 35.8%
Median Sales Price*	\$161,000	\$199,000	+ 23.6%	\$155,000	\$172,500	+ 11.3%
Average Sales Price*	\$199,593	\$215,238	+ 7.8%	\$171,543	\$199,565	+ 16.3%
Percent of List Price Received*	97.7%	100.4%	+ 2.8%	97.6%	98.4%	+ 0.8%
Inventory of Homes for Sale	69	42	- 39.1%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--

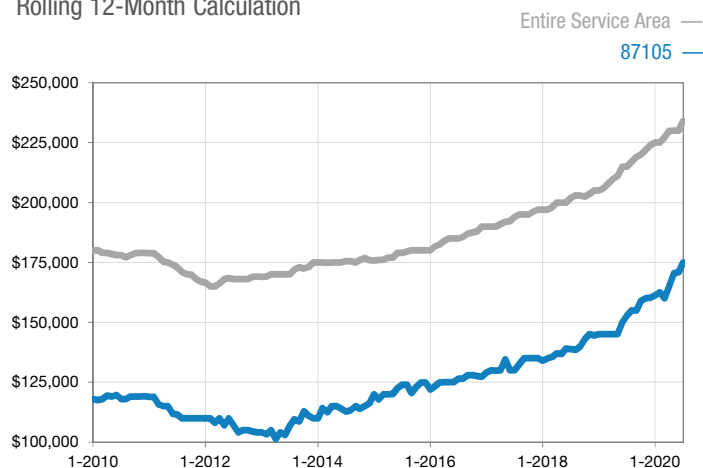
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	1	1	0.0%	4	14	+ 250.0%
Pending Sales	0	0	0.0%	4	13	+ 225.0%
Closed Sales	1	2	+ 100.0%	7	13	+ 85.7%
Days on Market Until Sale	51	39	- 23.5%	57	19	- 66.7%
Median Sales Price*	\$54,285	\$138,250	+ 154.7%	\$58,000	\$120,000	+ 106.9%
Average Sales Price*	\$54,285	\$138,250	+ 154.7%	\$71,898	\$123,646	+ 72.0%
Percent of List Price Received*	74.1%	100.5%	+ 35.6%	91.7%	96.4%	+ 5.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

\* 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.

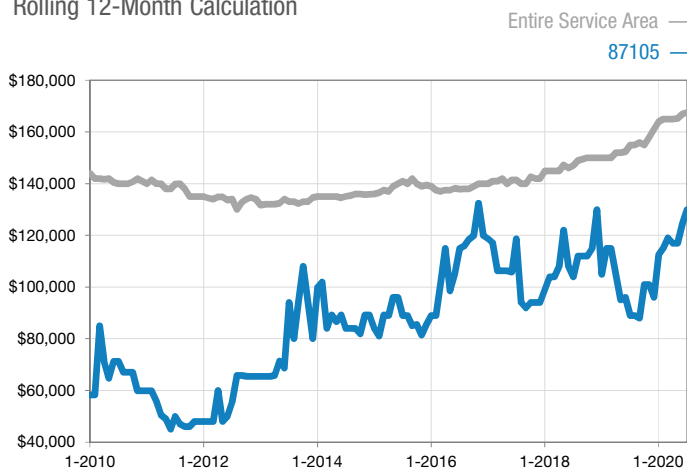
### Median Sales Price - Single-Family Detached

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.