

Local Market Update for July 2020

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



87002

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	34	21	- 38.2%	179	132	- 26.3%
Pending Sales	26	22	- 15.4%	132	138	+ 4.5%
Closed Sales	17	22	+ 29.4%	106	117	+ 10.4%
Days on Market Until Sale	64	84	+ 31.3%	84	72	- 14.3%
Median Sales Price*	\$123,000	\$166,250	+ 35.2%	\$140,000	\$155,000	+ 10.7%
Average Sales Price*	\$147,793	\$174,509	+ 18.1%	\$156,478	\$165,307	+ 5.6%
Percent of List Price Received*	100.2%	97.0%	- 3.2%	97.5%	97.6%	+ 0.1%
Inventory of Homes for Sale	98	40	- 59.2%	--	--	--
Months Supply of Inventory	5.9	2.3	- 61.0%	--	--	--

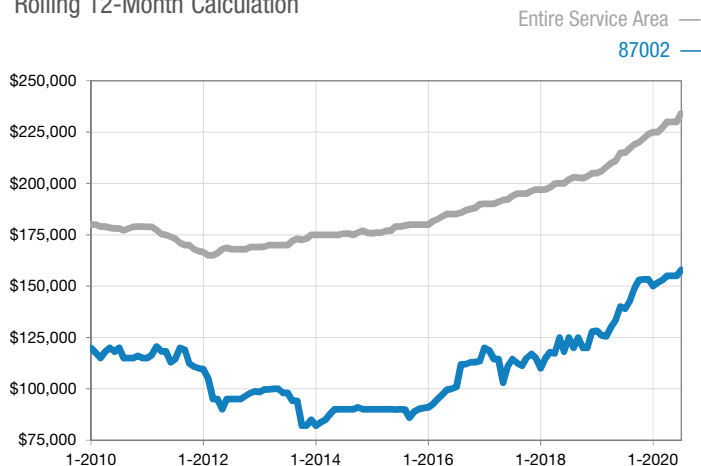
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	4	3	- 25.0%	11	15	+ 36.4%
Pending Sales	3	3	0.0%	10	11	+ 10.0%
Closed Sales	1	1	0.0%	9	7	- 22.2%
Days on Market Until Sale	101	119	+ 17.8%	85	30	- 64.7%
Median Sales Price*	\$105,000	\$115,000	+ 9.5%	\$81,000	\$115,000	+ 42.0%
Average Sales Price*	\$105,000	\$115,000	+ 9.5%	\$81,303	\$110,129	+ 35.5%
Percent of List Price Received*	100.0%	95.8%	- 4.2%	94.2%	91.5%	- 2.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.9	1.3	- 55.2%	--	--	--

* 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.

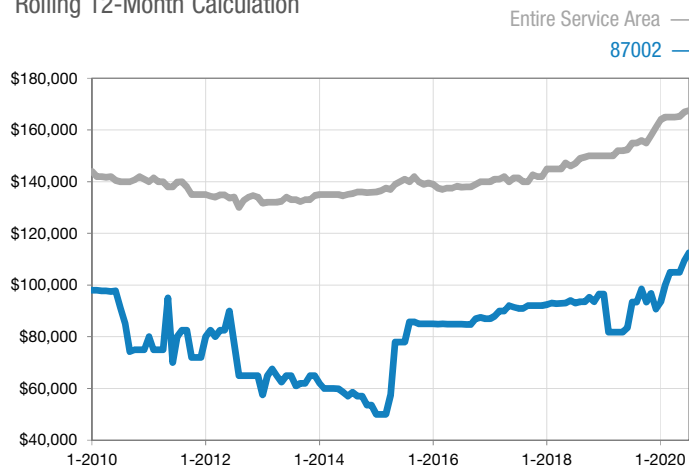
Median Sales Price - Single-Family Detached

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.