

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	64	78	+ 21.9%	478	407	- 14.9%
Pending Sales	52	64	+ 23.1%	367	378	+ 3.0%
Closed Sales	57	70	+ 22.8%	337	348	+ 3.3%
Days on Market Until Sale	27	15	- 44.4%	37	30	- 18.9%
Median Sales Price*	\$230,000	\$210,500	- 8.5%	\$198,750	\$207,250	+ 4.3%
Average Sales Price*	\$244,196	\$241,841	- 1.0%	\$217,363	\$229,014	+ 5.4%
Percent of List Price Received*	98.4%	99.6%	+ 1.2%	98.0%	99.1%	+ 1.1%
Inventory of Homes for Sale	112	45	- 59.8%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--

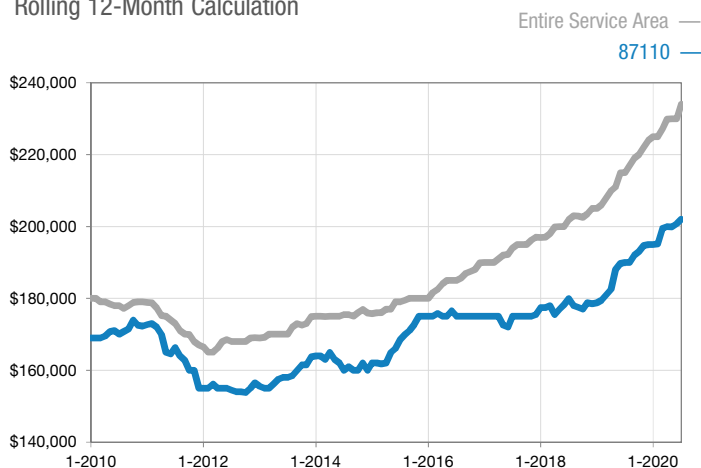
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	6	2	- 66.7%	46	32	- 30.4%
Pending Sales	3	2	- 33.3%	43	29	- 32.6%
Closed Sales	9	7	- 22.2%	42	28	- 33.3%
Days on Market Until Sale	33	11	- 66.7%	34	28	- 17.6%
Median Sales Price*	\$112,000	\$85,000	- 24.1%	\$103,625	\$96,000	- 7.4%
Average Sales Price*	\$128,333	\$110,371	- 14.0%	\$105,092	\$115,646	+ 10.0%
Percent of List Price Received*	97.3%	96.1%	- 1.2%	97.1%	95.8%	- 1.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

* 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.

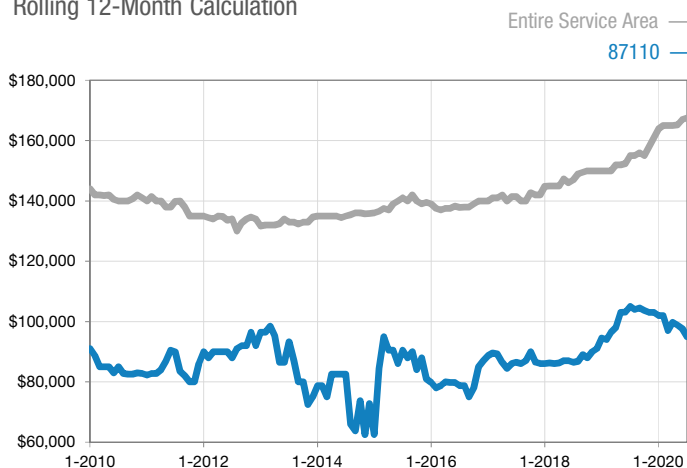
Median Sales Price - Single-Family Detached

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.