

Local Market Update for July 2020

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



87104

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	18	17	- 5.6%	131	145	+ 10.7%
Pending Sales	9	19	+ 111.1%	87	96	+ 10.3%
Closed Sales	15	15	0.0%	88	83	- 5.7%
Days on Market Until Sale	19	16	- 15.8%	40	31	- 22.5%
Median Sales Price*	\$465,000	\$335,000	- 28.0%	\$265,750	\$240,000	- 9.7%
Average Sales Price*	\$364,813	\$358,433	- 1.7%	\$346,153	\$316,979	- 8.4%
Percent of List Price Received*	98.3%	95.4%	- 3.0%	98.1%	97.7%	- 0.4%
Inventory of Homes for Sale	47	22	- 53.2%	--	--	--
Months Supply of Inventory	3.9	1.8	- 53.8%	--	--	--

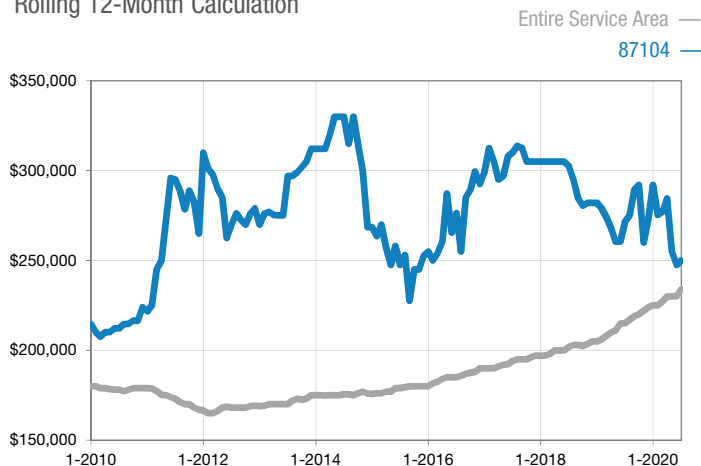
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	5	4	- 20.0%	31	44	+ 41.9%
Pending Sales	3	3	0.0%	22	30	+ 36.4%
Closed Sales	2	5	+ 150.0%	18	29	+ 61.1%
Days on Market Until Sale	3	34	+ 1033.3%	43	33	- 23.3%
Median Sales Price*	\$334,750	\$255,000	- 23.8%	\$239,000	\$221,000	- 7.5%
Average Sales Price*	\$334,750	\$232,780	- 30.5%	\$239,044	\$218,821	- 8.5%
Percent of List Price Received*	97.5%	97.6%	+ 0.1%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	3.9	2.1	- 46.2%	--	--	--

* 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.

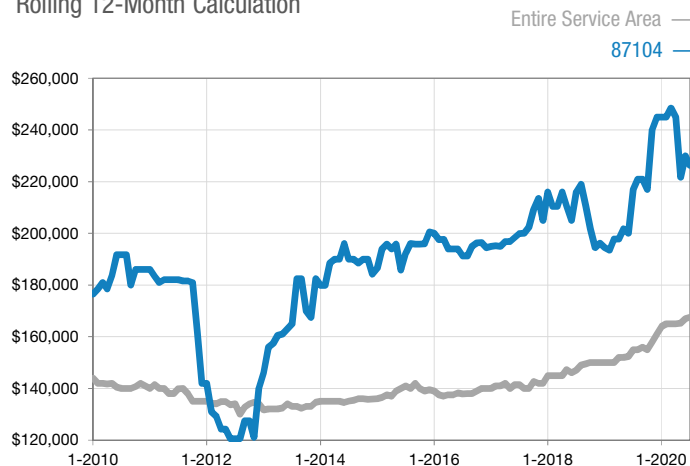
Median Sales Price - Single-Family Detached

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.