

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	97	93	- 4.1%	645	579	- 10.2%
Pending Sales	66	87	+ 31.8%	460	515	+ 12.0%
Closed Sales	71	104	+ 46.5%	411	471	+ 14.6%
Days on Market Until Sale	33	21	- 36.4%	37	32	- 13.5%
Median Sales Price*	\$330,000	\$325,000	- 1.5%	\$315,000	\$305,000	- 3.2%
Average Sales Price*	\$360,277	\$393,363	+ 9.2%	\$367,536	\$357,180	- 2.8%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	178	79	- 55.6%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--

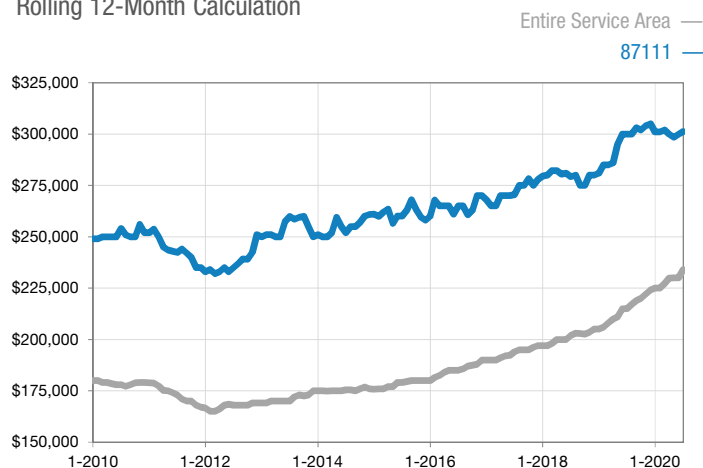
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	25	22	- 12.0%	168	134	- 20.2%
Pending Sales	16	19	+ 18.8%	130	114	- 12.3%
Closed Sales	24	11	- 54.2%	118	102	- 13.6%
Days on Market Until Sale	15	40	+ 166.7%	31	35	+ 12.9%
Median Sales Price*	\$212,500	\$216,500	+ 1.9%	\$195,500	\$196,250	+ 0.4%
Average Sales Price*	\$217,375	\$228,418	+ 5.1%	\$208,923	\$210,397	+ 0.7%
Percent of List Price Received*	98.0%	99.3%	+ 1.3%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	38	13	- 65.8%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--

* 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.

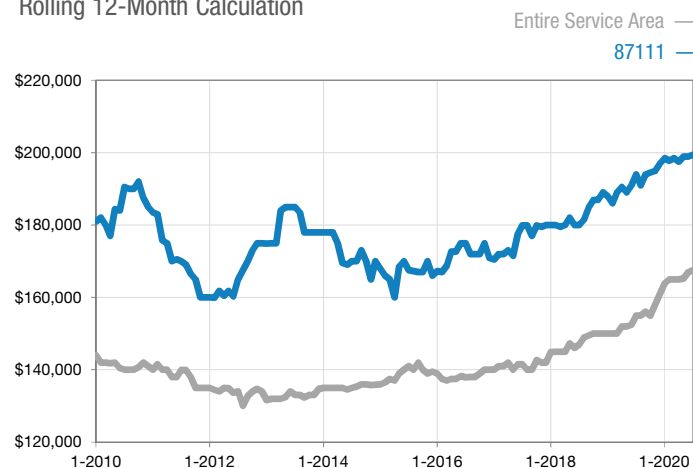
Median Sales Price - Single-Family Detached

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.