

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	137	179	+ 30.7%	907	961	+ 6.0%
Pending Sales	123	157	+ 27.6%	751	835	+ 11.2%
Closed Sales	116	135	+ 16.4%	669	688	+ 2.8%
Days on Market Until Sale	30	24	- 20.0%	35	33	- 5.7%
Median Sales Price*	\$224,900	\$247,295	+ 10.0%	\$215,000	\$229,000	+ 6.5%
Average Sales Price*	\$246,448	\$258,926	+ 5.1%	\$238,457	\$246,045	+ 3.2%
Percent of List Price Received*	99.3%	100.3%	+ 1.0%	98.9%	99.6%	+ 0.7%
Inventory of Homes for Sale	210	130	- 38.1%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

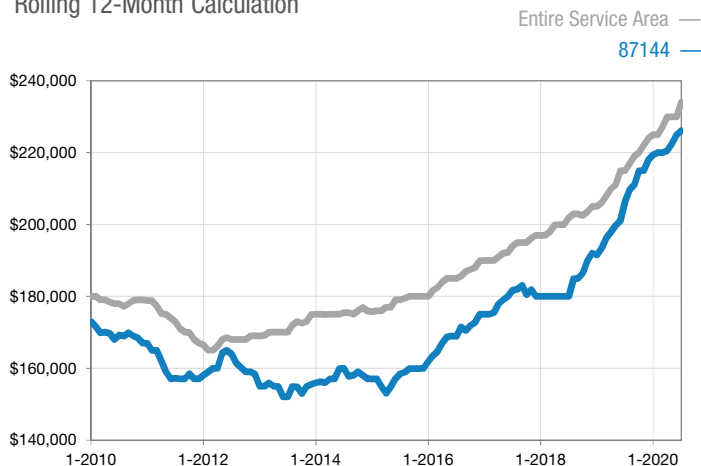
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	1	3	+ 200.0%	3	6	+ 100.0%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Days on Market Until Sale	--	1	--	0	2	--
Median Sales Price*	--	\$148,000	--	\$1,200,000	\$164,000	- 86.3%
Average Sales Price*	--	\$148,000	--	\$1,200,000	\$164,000	- 86.3%
Percent of List Price Received*	--	98.7%	--	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

* 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.

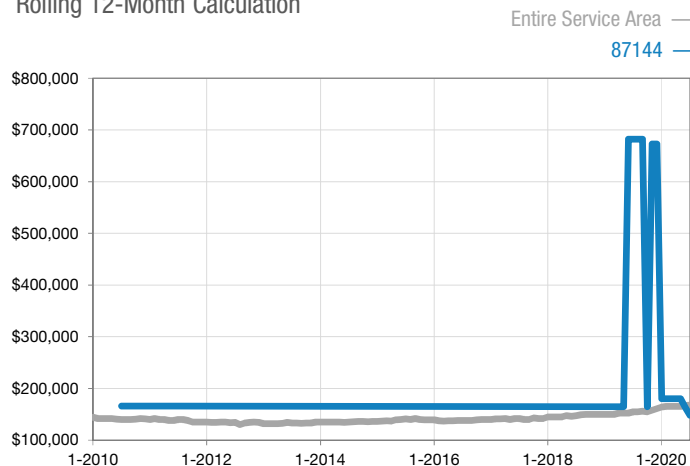
Median Sales Price - Single-Family Detached

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.