

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	37	27	- 27.0%	212	169	- 20.3%
Pending Sales	27	28	+ 3.7%	156	138	- 11.5%
Closed Sales	17	23	+ 35.3%	134	113	- 15.7%
Days on Market Until Sale	19	20	+ 5.3%	32	23	- 28.1%
Median Sales Price*	\$286,900	\$320,000	+ 11.5%	\$300,000	\$313,500	+ 4.5%
Average Sales Price*	\$337,884	\$373,066	+ 10.4%	\$320,125	\$332,757	+ 3.9%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	50	26	- 48.0%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--

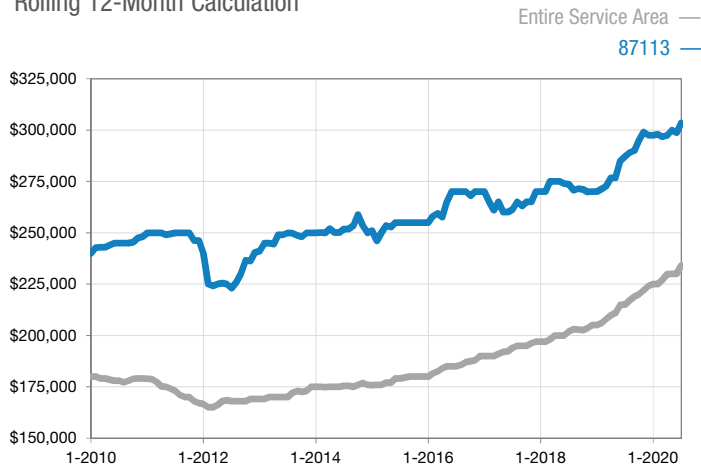
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	1	4	+ 300.0%	8	28	+ 250.0%
Pending Sales	2	4	+ 100.0%	13	27	+ 107.7%
Closed Sales	1	5	+ 400.0%	13	28	+ 115.4%
Days on Market Until Sale	3	2	- 33.3%	48	6	- 87.5%
Median Sales Price*	\$145,000	\$160,000	+ 10.3%	\$150,000	\$157,000	+ 4.7%
Average Sales Price*	\$145,000	\$164,120	+ 13.2%	\$166,060	\$157,768	- 5.0%
Percent of List Price Received*	96.7%	99.8%	+ 3.2%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.3	--	--	--	--

* 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.

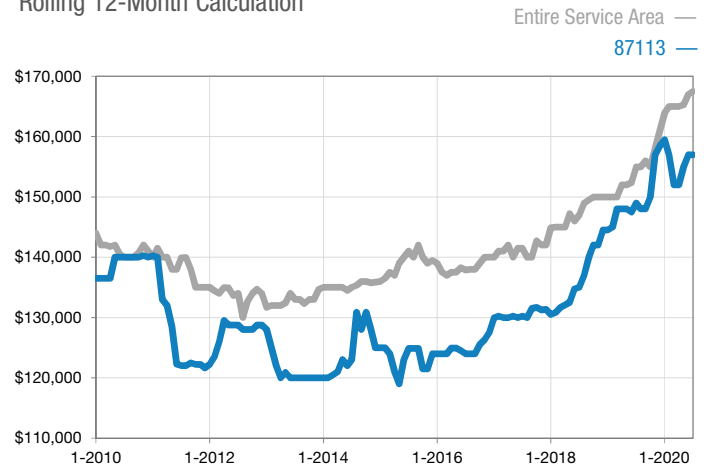
Median Sales Price - Single-Family Detached

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.