

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	55	41	- 25.5%	320	282	- 11.9%
Pending Sales	38	43	+ 13.2%	246	258	+ 4.9%
Closed Sales	45	56	+ 24.4%	235	227	- 3.4%
Days on Market Until Sale	19	17	- 10.5%	32	24	- 25.0%
Median Sales Price*	\$265,000	\$313,500	+ 18.3%	\$260,000	\$279,000	+ 7.3%
Average Sales Price*	\$283,579	\$321,704	+ 13.4%	\$270,589	\$295,816	+ 9.3%
Percent of List Price Received*	99.0%	99.9%	+ 0.9%	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	65	19	- 70.8%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

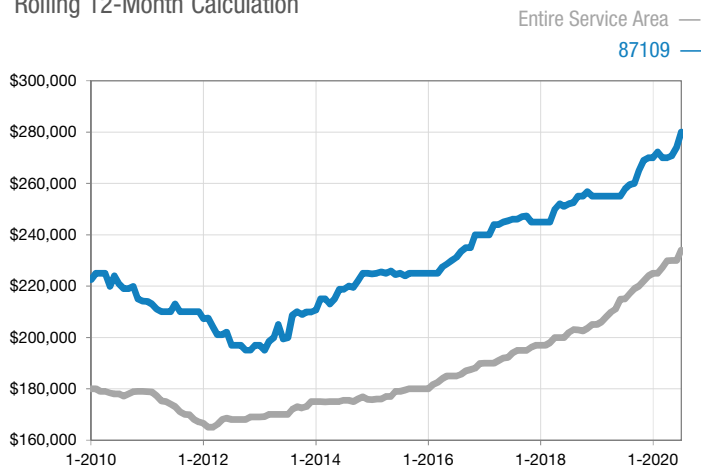
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	23	18	- 21.7%	114	119	+ 4.4%
Pending Sales	11	14	+ 27.3%	71	109	+ 53.5%
Closed Sales	19	19	0.0%	74	103	+ 39.2%
Days on Market Until Sale	27	37	+ 37.0%	36	23	- 36.1%
Median Sales Price*	\$159,800	\$157,500	- 1.4%	\$147,450	\$175,000	+ 18.7%
Average Sales Price*	\$165,134	\$176,600	+ 6.9%	\$156,224	\$182,890	+ 17.1%
Percent of List Price Received*	98.1%	97.8%	- 0.3%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	35	11	- 68.6%	--	--	--
Months Supply of Inventory	3.1	0.7	- 77.4%	--	--	--

* 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.

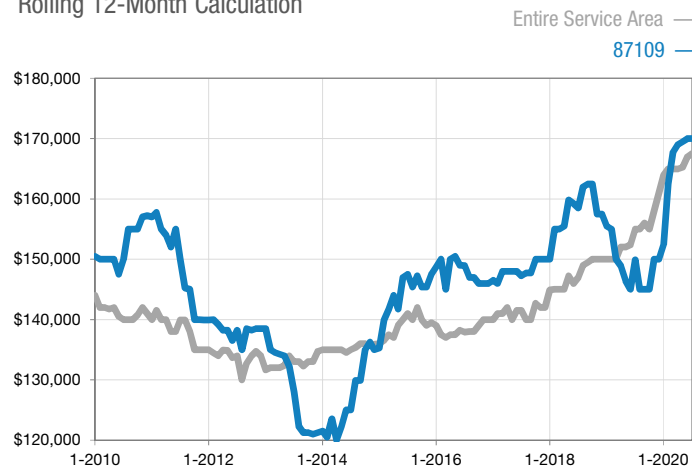
Median Sales Price - Single-Family Detached

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.