

Local Market Update for July 2020

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



87102

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	21	18	- 14.3%	135	126	- 6.7%
Pending Sales	9	16	+ 77.8%	89	98	+ 10.1%
Closed Sales	17	19	+ 11.8%	84	82	- 2.4%
Days on Market Until Sale	52	53	+ 1.9%	43	46	+ 7.0%
Median Sales Price*	\$160,000	\$165,000	+ 3.1%	\$162,955	\$160,000	- 1.8%
Average Sales Price*	\$187,147	\$167,711	- 10.4%	\$181,188	\$170,554	- 5.9%
Percent of List Price Received*	97.5%	98.0%	+ 0.5%	97.9%	96.4%	- 1.5%
Inventory of Homes for Sale	50	21	- 58.0%	--	--	--
Months Supply of Inventory	4.3	1.7	- 60.5%	--	--	--

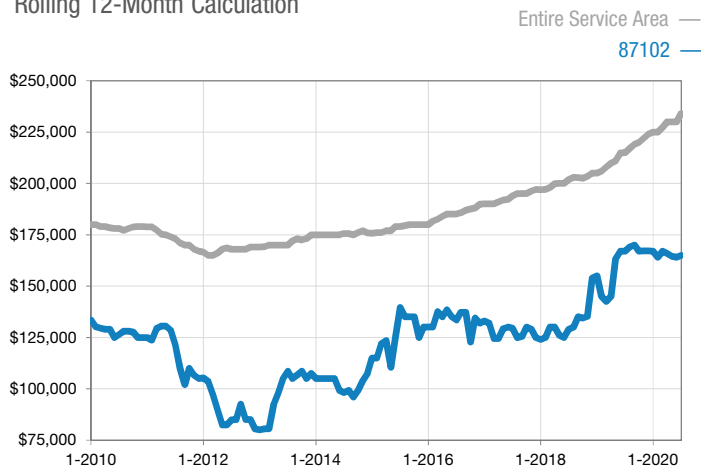
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	8	10	+ 25.0%	60	57	- 5.0%
Pending Sales	9	5	- 44.4%	31	31	0.0%
Closed Sales	1	6	+ 500.0%	24	33	+ 37.5%
Days on Market Until Sale	153	68	- 55.6%	76	47	- 38.2%
Median Sales Price*	\$289,900	\$217,875	- 24.8%	\$187,500	\$209,000	+ 11.5%
Average Sales Price*	\$289,900	\$221,450	- 23.6%	\$193,455	\$213,200	+ 10.2%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	96.8%	97.6%	+ 0.8%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	6.3	4.8	- 23.8%	--	--	--

* 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.

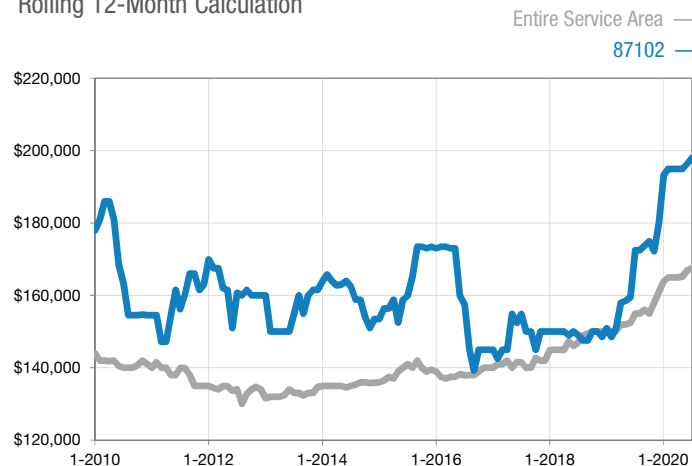
Median Sales Price - Single-Family Detached

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.