

Local Market Update for July 2020

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



87108

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	45	45	0.0%	257	268	+ 4.3%
Pending Sales	30	41	+ 36.7%	176	212	+ 20.5%
Closed Sales	18	35	+ 94.4%	173	183	+ 5.8%
Days on Market Until Sale	22	23	+ 4.5%	47	34	- 27.7%
Median Sales Price*	\$187,448	\$188,000	+ 0.3%	\$179,900	\$176,000	- 2.2%
Average Sales Price*	\$234,366	\$221,758	- 5.4%	\$212,109	\$210,901	- 0.6%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	97.9%	97.8%	- 0.1%
Inventory of Homes for Sale	75	42	- 44.0%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--

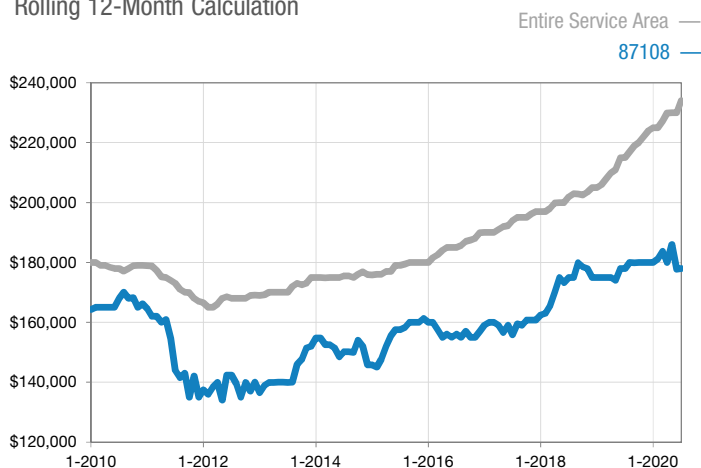
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	4	4	0.0%	30	36	+ 20.0%
Pending Sales	2	4	+ 100.0%	21	24	+ 14.3%
Closed Sales	7	4	- 42.9%	24	20	- 16.7%
Days on Market Until Sale	21	44	+ 109.5%	61	27	- 55.7%
Median Sales Price*	\$155,000	\$164,750	+ 6.3%	\$119,500	\$118,000	- 1.3%
Average Sales Price*	\$179,646	\$178,350	- 0.7%	\$155,630	\$155,064	- 0.4%
Percent of List Price Received*	97.0%	98.8%	+ 1.9%	95.8%	96.9%	+ 1.1%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	3.5	2.6	- 25.7%	--	--	--

* 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.

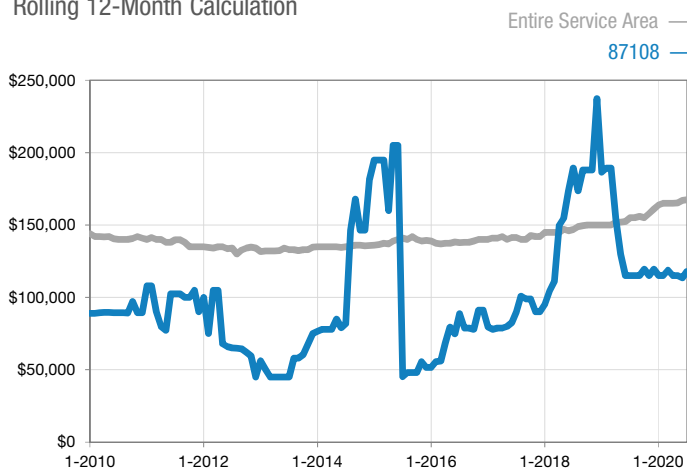
Median Sales Price - Single-Family Detached

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.