

# Local Market Update for July 2020

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



## 87121

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	100	100	0.0%	705	626	- 11.2%
Pending Sales	104	108	+ 3.8%	648	620	- 4.3%
Closed Sales	91	96	+ 5.5%	601	518	- 13.8%
Days on Market Until Sale	21	15	- 28.6%	29	25	- 13.8%
Median Sales Price*	\$159,900	\$185,000	+ 15.7%	\$159,900	\$175,000	+ 9.4%
Average Sales Price*	\$159,885	\$188,667	+ 18.0%	\$163,614	\$179,827	+ 9.9%
Percent of List Price Received*	99.7%	100.6%	+ 0.9%	99.3%	99.8%	+ 0.5%
Inventory of Homes for Sale	121	33	- 72.7%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

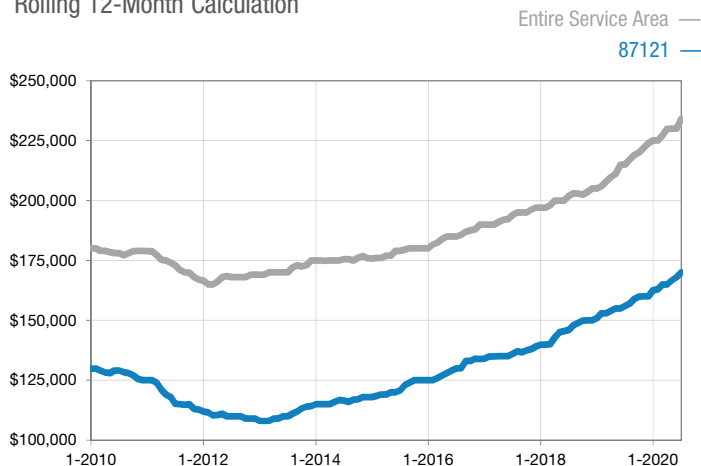
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	2	0	- 100.0%	24	17	- 29.2%
Pending Sales	2	0	- 100.0%	22	19	- 13.6%
Closed Sales	4	7	+ 75.0%	20	23	+ 15.0%
Days on Market Until Sale	78	8	- 89.7%	45	42	- 6.7%
Median Sales Price*	\$142,995	\$130,000	- 9.1%	\$115,500	\$142,000	+ 22.9%
Average Sales Price*	\$142,998	\$141,571	- 1.0%	\$127,430	\$140,696	+ 10.4%
Percent of List Price Received*	98.3%	101.6%	+ 3.4%	99.3%	99.8%	+ 0.5%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.9	0.3	- 89.7%	--	--	--

\* 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.

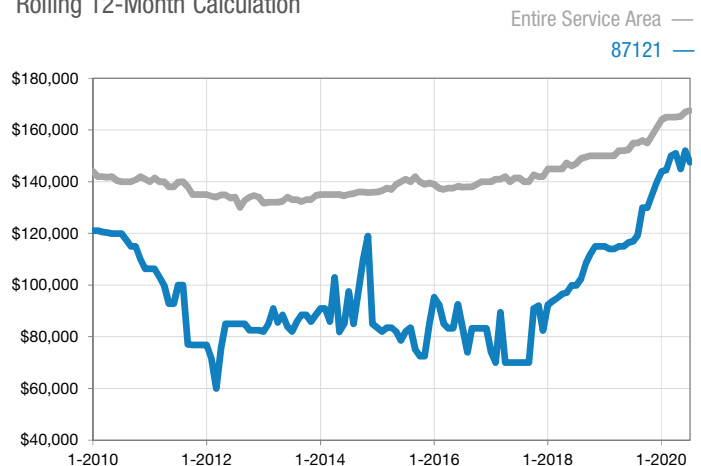
### Median Sales Price - Single-Family Detached

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.