

# Local Market Update for July 2020

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



## 87120

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	154	168	+ 9.1%	932	915	- 1.8%
Pending Sales	127	146	+ 15.0%	782	756	- 3.3%
Closed Sales	126	143	+ 13.5%	710	643	- 9.4%
Days on Market Until Sale	31	25	- 19.4%	43	27	- 37.2%
Median Sales Price*	\$220,000	\$255,000	+ 15.9%	\$224,000	\$240,500	+ 7.4%
Average Sales Price*	\$253,804	\$291,330	+ 14.8%	\$257,370	\$266,270	+ 3.5%
Percent of List Price Received*	99.0%	100.1%	+ 1.1%	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	213	131	- 38.5%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

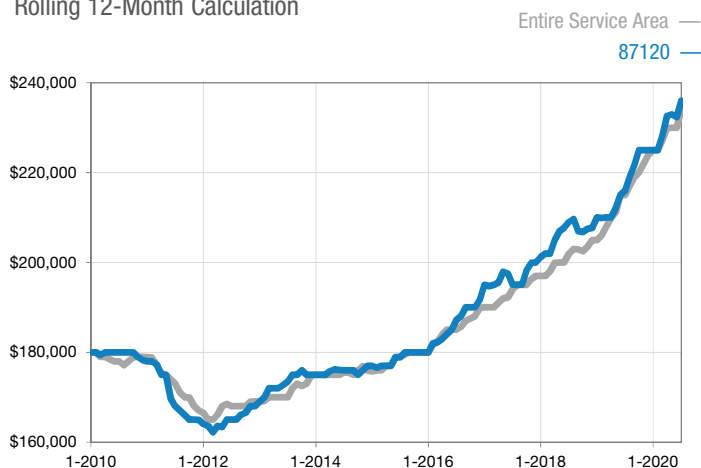
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	23	14	- 39.1%	138	96	- 30.4%
Pending Sales	16	17	+ 6.3%	116	92	- 20.7%
Closed Sales	17	11	- 35.3%	109	77	- 29.4%
Days on Market Until Sale	16	32	+ 100.0%	28	24	- 14.3%
Median Sales Price*	\$145,000	\$158,000	+ 9.0%	\$147,000	\$159,500	+ 8.5%
Average Sales Price*	\$178,199	\$156,445	- 12.2%	\$163,444	\$176,497	+ 8.0%
Percent of List Price Received*	98.3%	99.7%	+ 1.4%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	28	5	- 82.1%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

\* 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.

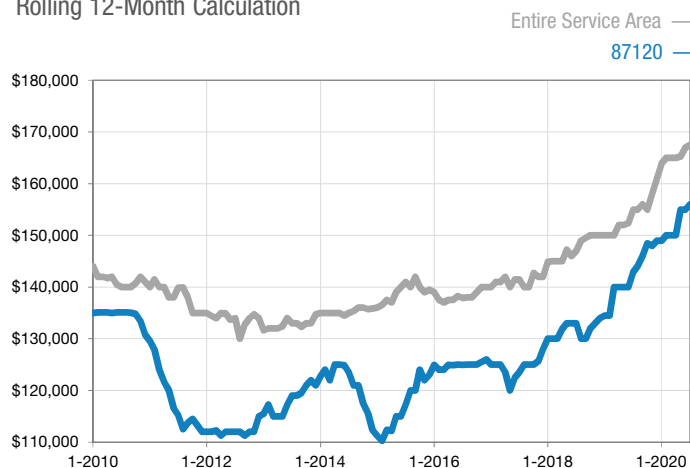
### Median Sales Price - Single-Family Detached

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.