

Local Market Update for July 2020

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



87031

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	60	76	+ 26.7%	421	395	- 6.2%
Pending Sales	55	76	+ 38.2%	308	361	+ 17.2%
Closed Sales	40	63	+ 57.5%	290	283	- 2.4%
Days on Market Until Sale	67	36	- 46.3%	68	48	- 29.4%
Median Sales Price*	\$179,495	\$208,500	+ 16.2%	\$178,745	\$215,000	+ 20.3%
Average Sales Price*	\$200,006	\$215,417	+ 7.7%	\$194,187	\$219,193	+ 12.9%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	152	70	- 53.9%	--	--	--
Months Supply of Inventory	3.5	1.5	- 57.1%	--	--	--

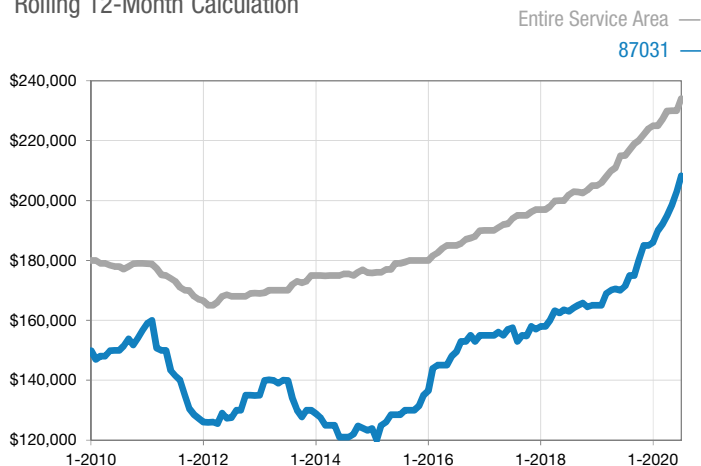
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	2	1	- 50.0%	25	13	- 48.0%
Pending Sales	4	1	- 75.0%	22	15	- 31.8%
Closed Sales	3	0	- 100.0%	18	17	- 5.6%
Days on Market Until Sale	35	--	--	42	33	- 21.4%
Median Sales Price*	\$131,000	--	--	\$135,000	\$143,500	+ 6.3%
Average Sales Price*	\$131,167	--	--	\$139,711	\$145,084	+ 3.8%
Percent of List Price Received*	97.9%	--	--	98.6%	98.7%	+ 0.1%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	--	--	--	--	--

* 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.

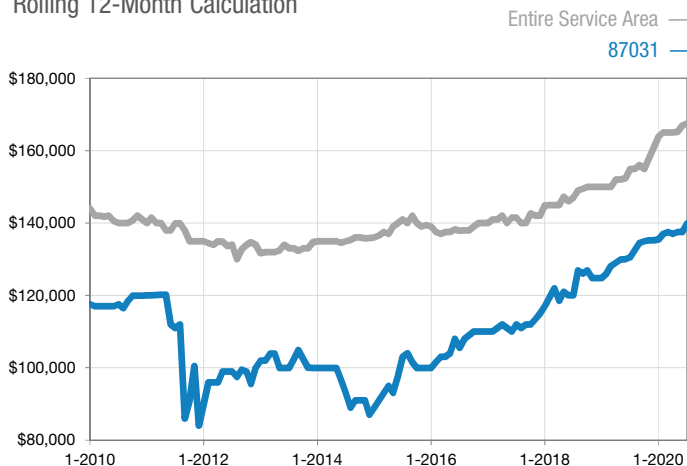
Median Sales Price - Single-Family Detached

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.