

# Local Market Update for July 2020

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



## 87112

| Single-Family Detached          | July      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2019      | 2020      | Percent Change | Thru 7-2019  | Thru 7-2020 | Percent Change |
| New Listings                    | 77        | 81        | + 5.2%         | 497          | 456         | - 8.2%         |
| Pending Sales                   | 57        | 80        | + 40.4%        | 394          | 440         | + 11.7%        |
| Closed Sales                    | 62        | 68        | + 9.7%         | 372          | 378         | + 1.6%         |
| Days on Market Until Sale       | 31        | 22        | - 29.0%        | 36           | 26          | - 27.8%        |
| Median Sales Price*             | \$190,500 | \$226,000 | + 18.6%        | \$189,900    | \$216,000   | + 13.7%        |
| Average Sales Price*            | \$206,355 | \$252,280 | + 22.3%        | \$209,047    | \$230,050   | + 10.0%        |
| Percent of List Price Received* | 98.7%     | 100.1%    | + 1.4%         | 98.8%        | 99.2%       | + 0.4%         |
| Inventory of Homes for Sale     | 108       | 37        | - 65.7%        | --           | --          | --             |
| Months Supply of Inventory      | 2.1       | 0.7       | - 66.7%        | --           | --          | --             |

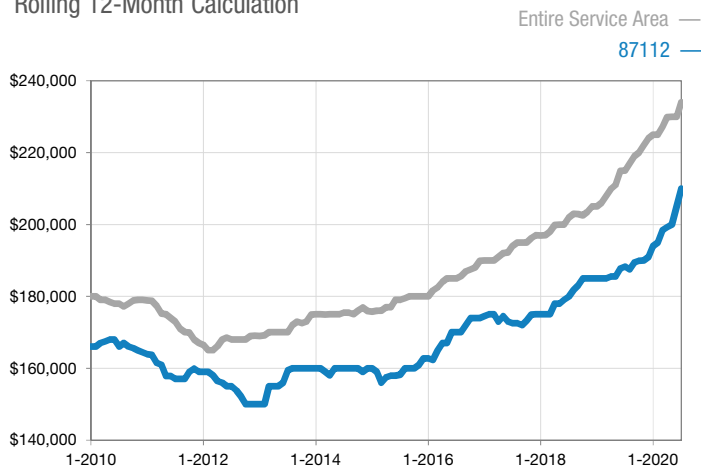
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | July      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2019      | 2020      | Percent Change | Thru 7-2019  | Thru 7-2020 | Percent Change |
| New Listings                    | 7         | 8         | + 14.3%        | 58           | 69          | + 19.0%        |
| Pending Sales                   | 8         | 9         | + 12.5%        | 43           | 66          | + 53.5%        |
| Closed Sales                    | 2         | 12        | + 500.0%       | 41           | 59          | + 43.9%        |
| Days on Market Until Sale       | 34        | 5         | - 85.3%        | 20           | 23          | + 15.0%        |
| Median Sales Price*             | \$169,000 | \$176,750 | + 4.6%         | \$155,000    | \$170,000   | + 9.7%         |
| Average Sales Price*            | \$169,000 | \$191,183 | + 13.1%        | \$165,560    | \$164,055   | - 0.9%         |
| Percent of List Price Received* | 98.4%     | 99.7%     | + 1.3%         | 98.3%        | 98.8%       | + 0.5%         |
| Inventory of Homes for Sale     | 12        | 9         | - 25.0%        | --           | --          | --             |
| Months Supply of Inventory      | 2.3       | 1.2       | - 47.8%        | --           | --          | --             |

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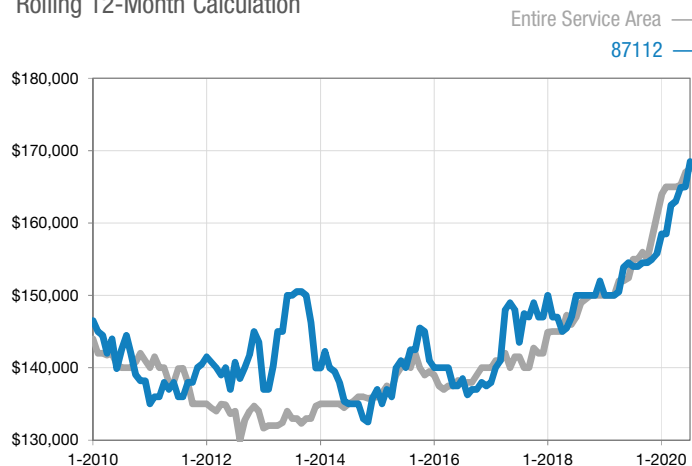
### Median Sales Price - Single-Family Detached

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.