

Local Market Update for July 2020

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



87124

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	129	107	- 17.1%	808	706	- 12.6%
Pending Sales	105	108	+ 2.9%	672	677	+ 0.7%
Closed Sales	105	136	+ 29.5%	606	624	+ 3.0%
Days on Market Until Sale	31	17	- 45.2%	32	24	- 25.0%
Median Sales Price*	\$247,000	\$240,000	- 2.8%	\$216,400	\$236,400	+ 9.2%
Average Sales Price*	\$253,776	\$259,828	+ 2.4%	\$235,398	\$255,548	+ 8.6%
Percent of List Price Received*	98.6%	100.1%	+ 1.5%	98.8%	99.3%	+ 0.5%
Inventory of Homes for Sale	161	54	- 66.5%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

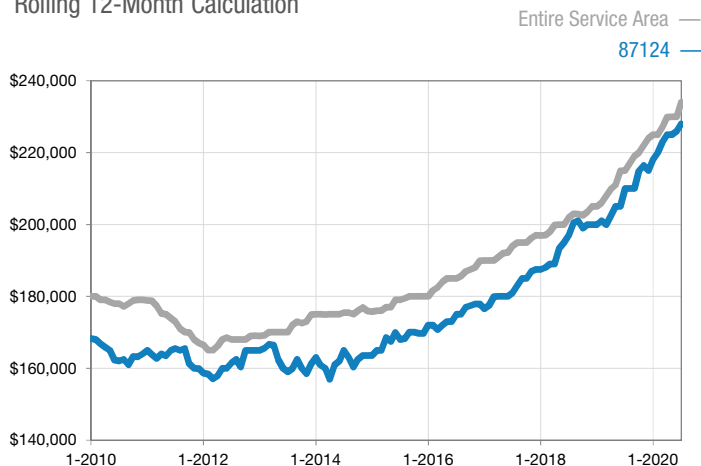
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	9	14	+ 55.6%	73	66	- 9.6%
Pending Sales	12	14	+ 16.7%	62	64	+ 3.2%
Closed Sales	8	7	- 12.5%	55	53	- 3.6%
Days on Market Until Sale	29	22	- 24.1%	38	28	- 26.3%
Median Sales Price*	\$172,000	\$107,000	- 37.8%	\$155,000	\$150,000	- 3.2%
Average Sales Price*	\$165,125	\$131,414	- 20.4%	\$139,604	\$150,574	+ 7.9%
Percent of List Price Received*	97.5%	98.4%	+ 0.9%	98.1%	97.1%	- 1.0%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--

* 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.

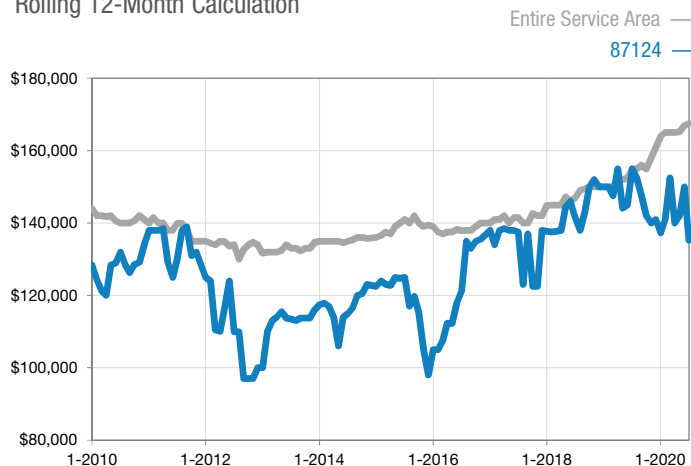
Median Sales Price - Single-Family Detached

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.