

Local Market Update for July 2020

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



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Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	42	43	+ 2.4%	242	248	+ 2.5%
Pending Sales	30	34	+ 13.3%	155	184	+ 18.7%
Closed Sales	20	38	+ 90.0%	136	164	+ 20.6%
Days on Market Until Sale	41	40	- 2.4%	45	39	- 13.3%
Median Sales Price*	\$231,250	\$327,500	+ 41.6%	\$260,000	\$288,000	+ 10.8%
Average Sales Price*	\$239,370	\$326,859	+ 36.5%	\$282,027	\$298,982	+ 6.0%
Percent of List Price Received*	97.2%	99.1%	+ 2.0%	96.9%	97.8%	+ 0.9%
Inventory of Homes for Sale	83	42	- 49.4%	--	--	--
Months Supply of Inventory	4.2	1.7	- 59.5%	--	--	--

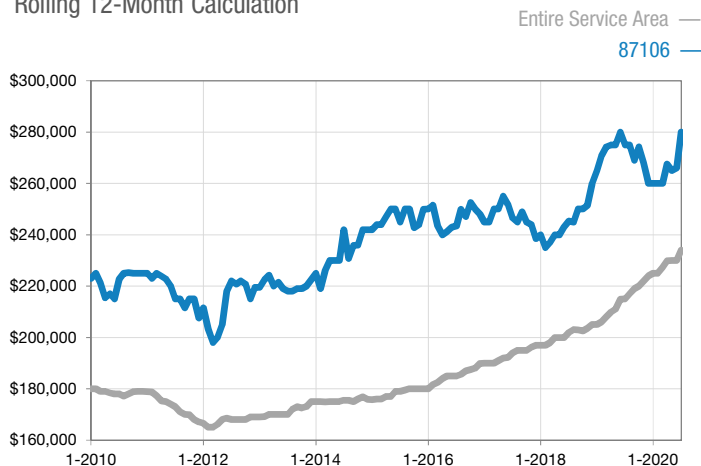
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	5	5	0.0%	43	31	- 27.9%
Pending Sales	3	8	+ 166.7%	22	26	+ 18.2%
Closed Sales	5	5	0.0%	20	23	+ 15.0%
Days on Market Until Sale	36	40	+ 11.1%	58	35	- 39.7%
Median Sales Price*	\$200,000	\$47,000	- 76.5%	\$185,000	\$140,000	- 24.3%
Average Sales Price*	\$163,000	\$97,440	- 40.2%	\$163,295	\$139,717	- 14.4%
Percent of List Price Received*	98.8%	95.0%	- 3.8%	94.8%	100.7%	+ 6.2%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	5.3	1.6	- 69.8%	--	--	--

* 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.

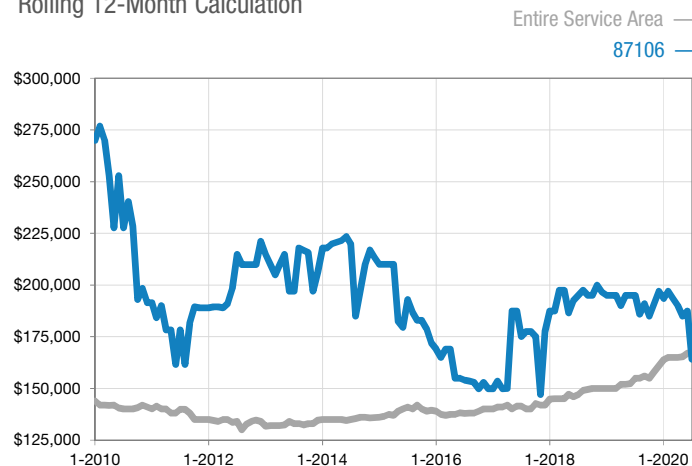
Median Sales Price - Single-Family Detached

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.