

Local Market Update for July 2020

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



87107

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	40	44	+ 10.0%	253	243	- 4.0%
Pending Sales	22	41	+ 86.4%	171	191	+ 11.7%
Closed Sales	23	29	+ 26.1%	161	169	+ 5.0%
Days on Market Until Sale	60	40	- 33.3%	52	44	- 15.4%
Median Sales Price*	\$220,000	\$275,000	+ 25.0%	\$239,900	\$275,000	+ 14.6%
Average Sales Price*	\$276,909	\$363,569	+ 31.3%	\$323,536	\$355,342	+ 9.8%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	96.9%	98.3%	+ 1.4%
Inventory of Homes for Sale	74	44	- 40.5%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--

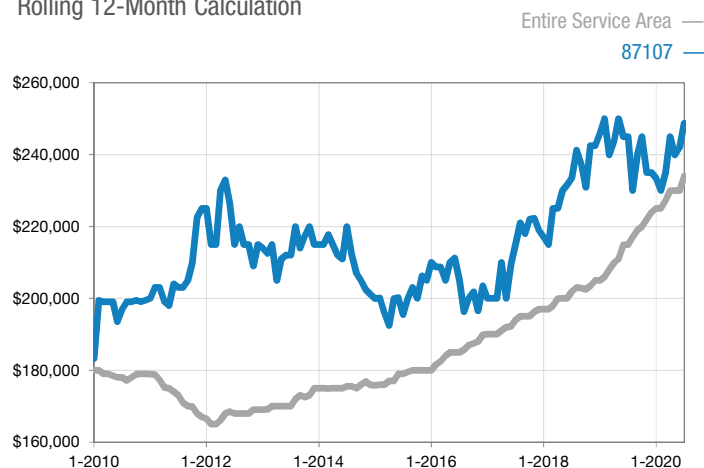
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	4	8	+ 100.0%	48	55	+ 14.6%
Pending Sales	7	10	+ 42.9%	36	50	+ 38.9%
Closed Sales	7	10	+ 42.9%	32	42	+ 31.3%
Days on Market Until Sale	50	10	- 80.0%	30	22	- 26.7%
Median Sales Price*	\$169,000	\$252,000	+ 49.1%	\$166,000	\$168,250	+ 1.4%
Average Sales Price*	\$170,825	\$248,650	+ 45.6%	\$170,970	\$195,805	+ 14.5%
Percent of List Price Received*	98.5%	98.5%	0.0%	99.0%	98.2%	- 0.8%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

* 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.

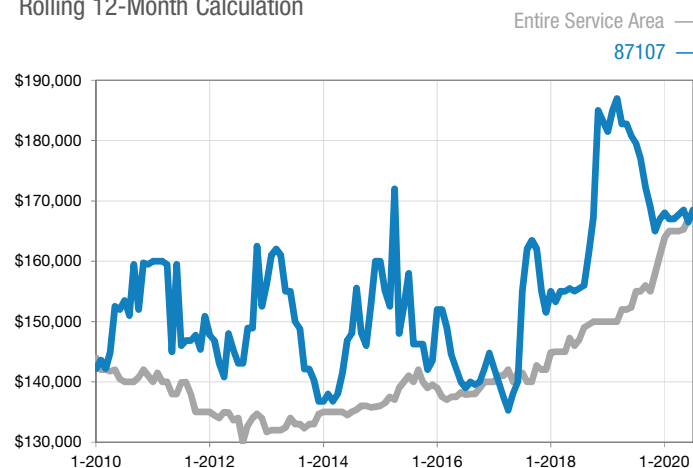
Median Sales Price - Single-Family Detached

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.