

Local Market Update for July 2020

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



87114

Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	162	119	- 26.5%	1,090	870	- 20.2%
Pending Sales	132	132	0.0%	861	813	- 5.6%
Closed Sales	135	164	+ 21.5%	800	729	- 8.9%
Days on Market Until Sale	27	14	- 48.1%	37	24	- 35.1%
Median Sales Price*	\$237,500	\$249,000	+ 4.8%	\$225,000	\$248,000	+ 10.2%
Average Sales Price*	\$252,378	\$258,332	+ 2.4%	\$246,336	\$264,326	+ 7.3%
Percent of List Price Received*	98.8%	99.6%	+ 0.8%	98.9%	99.4%	+ 0.5%
Inventory of Homes for Sale	235	72	- 69.4%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--

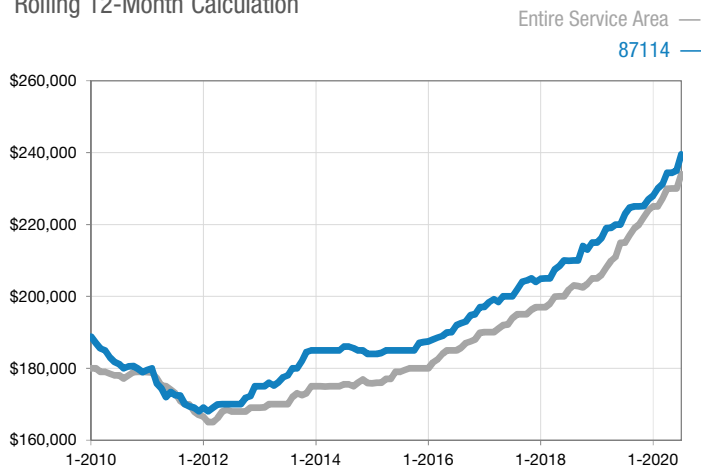
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	8	7	- 12.5%	33	31	- 6.1%
Pending Sales	6	7	+ 16.7%	22	31	+ 40.9%
Closed Sales	4	4	0.0%	19	24	+ 26.3%
Days on Market Until Sale	7	13	+ 85.7%	26	12	- 53.8%
Median Sales Price*	\$127,700	\$197,450	+ 54.6%	\$124,500	\$134,950	+ 8.4%
Average Sales Price*	\$160,725	\$197,125	+ 22.6%	\$144,594	\$155,315	+ 7.4%
Percent of List Price Received*	99.4%	99.9%	+ 0.5%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	10	0	- 100.0%	--	--	--
Months Supply of Inventory	3.2	--	--	--	--	--

* 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.

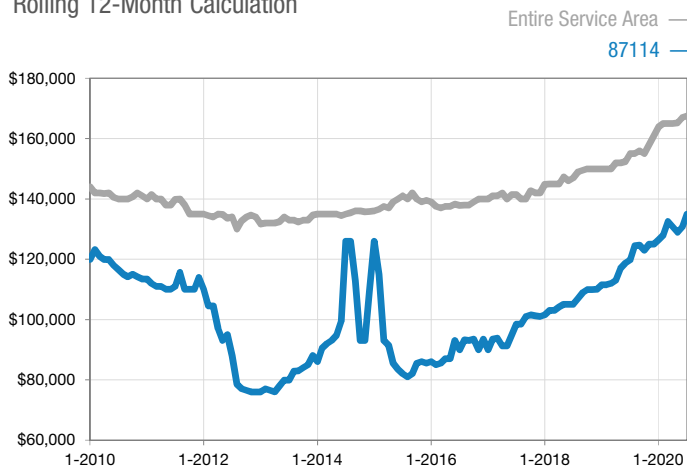
Median Sales Price - Single-Family Detached

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.