Local Market Update for August 2020

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

gaar

Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached

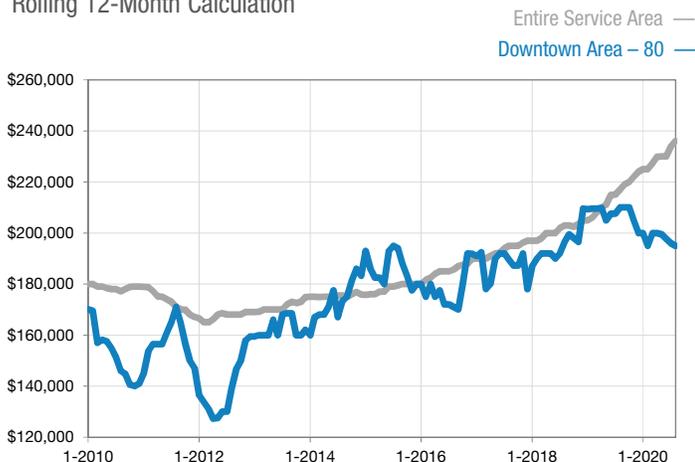| Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	25	20	- 20.0%	199	190	- 4.5%
Pending Sales	20	24	+ 20.0%	132	139	+ 5.3%
Closed Sales	16	22	+ 37.5%	120	119	- 0.8%
Days on Market Until Sale	56	41	- 26.8%	45	44	- 2.2%
Median Sales Price*	$264,500	$215,500	- 18.5%	$200,000	$190,000	- 5.0%
Average Sales Price*	$262,089	$250,739	- 4.3%	$247,477	$228,490	- 7.7%
Percent of List Price Received*	95.2%	97.3%	+ 2.2%	97.0%	96.7%	- 0.3%
Inventory of Homes for Sale	59	27	- 54.2%	--	--	--
Months Supply of Inventory	4.0	1.8	- 55.0%	--	--	--

* 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

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	15	17	+ 13.3%	96	108	+ 12.5%
Pending Sales	7	6	- 14.3%	52	58	+ 11.5%
Closed Sales	12	7	- 41.7%	48	59	+ 22.9%
Days on Market Until Sale	30	48	+ 60.0%	54	40	- 25.9%
Median Sales Price*	$207,500	$190,000	- 8.4%	$218,000	$214,250	- 1.7%
Average Sales Price*	$229,238	$210,486	- 8.2%	$215,733	$224,549	+ 4.1%
Percent of List Price Received*	97.5%	98.2%	+ 0.7%	97.1%	97.6%	+ 0.5%
Inventory of Homes for Sale	30	39	+ 30.0%	--	--	--
Months Supply of Inventory	5.5	5.4	- 1.8%	--	--	--

* 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.
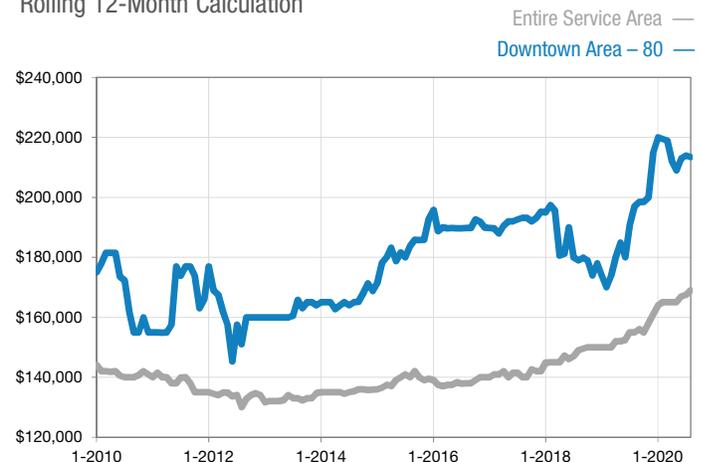
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Downtown Area – 80 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Downtown Area – 80 —

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.