# Local Market Update for August 2020

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

**gaar**

# Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

## Single-Family Detached

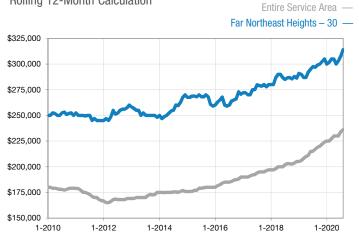| Key Metrics | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2019 | 2020 | Percent Change | Thru 8-2019 | Thru 8-2020 | Percent Change |
| New Listings | 70 | 57 | - 18.6% | 510 | 463 | - 9.2% |
| Pending Sales | 36 | 63 | + 75.0% | 373 | 405 | + 8.6% |
| Closed Sales | 46 | 66 | + 43.5% | 348 | 365 | + 4.9% |
| Days on Market Until Sale | 22 | 22 | 0.0% | 31 | 23 | - 25.8% |
| Median Sales Price* | $296,500 | $352,672 | + 18.9% | $300,500 | $315,000 | + 4.8% |
| Average Sales Price* | $330,976 | $400,836 | + 21.1% | $339,015 | $351,653 | + 3.7% |
| Percent of List Price Received* | 99.2% | 99.0% | - 0.2% | 98.5% | 98.6% | + 0.1% |
| Inventory of Homes for Sale | 115 | 41 | - 64.3% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 0.9 | - 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

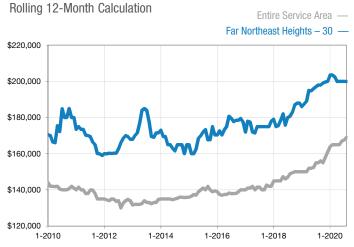| Key Metrics | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2019 | 2020 | Percent Change | Thru 8-2019 | Thru 8-2020 | Percent Change |
| New Listings | 11 | 12 | + 9.1% | 130 | 103 | - 20.8% |
| Pending Sales | 13 | 12 | - 7.7% | 113 | 93 | - 17.7% |
| Closed Sales | 13 | 14 | + 7.7% | 104 | 89 | - 14.4% |
| Days on Market Until Sale | 41 | 31 | - 24.4% | 33 | 35 | + 6.1% |
| Median Sales Price* | $200,000 | $204,000 | + 2.0% | $200,000 | $198,000 | - 1.0% |
| Average Sales Price* | $202,473 | $223,214 | + 10.2% | $209,391 | $216,703 | + 3.5% |
| Percent of List Price Received* | 98.0% | 100.8% | + 2.9% | 97.9% | 98.8% | + 0.9% |
| Inventory of Homes for Sale | 21 | 9 | - 57.1% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 0.8 | - 50.0% | -- | -- | -- |

\* 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.

## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Far Northeast Heights – 30 —



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

Entire Service Area —
Far Northeast Heights – 30 —



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.