Local Market Update for August 2020

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

gaar

Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached

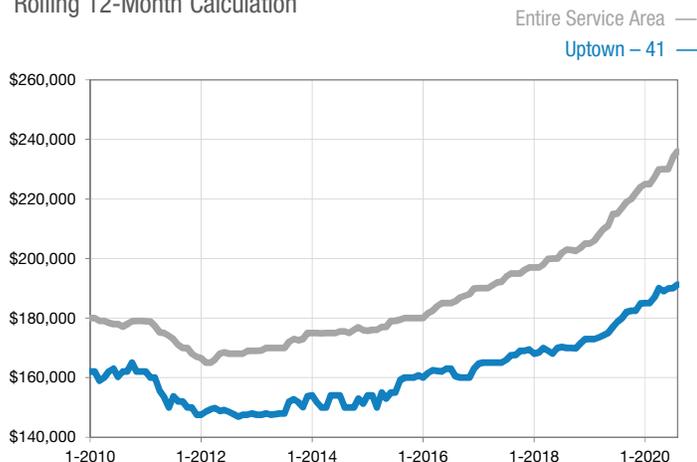| Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	58	40	- 31.0%	363	316	- 12.9%
Pending Sales	37	38	+ 2.7%	277	293	+ 5.8%
Closed Sales	45	38	- 15.6%	266	272	+ 2.3%
Days on Market Until Sale	26	14	- 46.2%	33	25	- 24.2%
Median Sales Price*	$181,500	$208,000	+ 14.6%	$182,000	$198,000	+ 8.8%
Average Sales Price*	$195,504	$215,080	+ 10.0%	$197,590	$206,857	+ 4.7%
Percent of List Price Received*	97.7%	99.9%	+ 2.3%	98.2%	99.7%	+ 1.5%
Inventory of Homes for Sale	71	26	- 63.4%	--	--	--
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

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	7	5	- 28.6%	66	43	- 34.8%
Pending Sales	6	12	+ 100.0%	52	45	- 13.5%
Closed Sales	4	4	0.0%	51	37	- 27.5%
Days on Market Until Sale	34	149	+ 338.2%	37	42	+ 13.5%
Median Sales Price*	$83,500	$94,250	+ 12.9%	$102,000	$95,000	- 6.9%
Average Sales Price*	$85,875	$90,875	+ 5.8%	$100,448	$110,492	+ 10.0%
Percent of List Price Received*	97.2%	97.8%	+ 0.6%	97.2%	96.0%	- 1.2%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	1.8	0.2	- 88.9%	--	--	--

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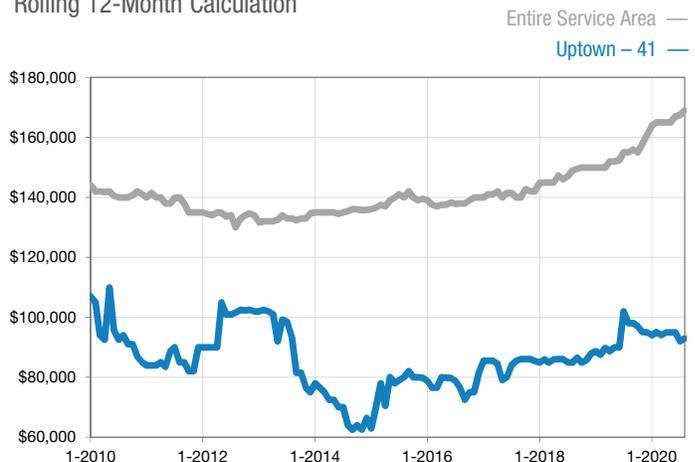
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Uptown – 41 —

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

Entire Service Area —
Uptown – 41 —

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.