Local Market Update for August 2020

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

gaar

North Moriarty – 290

North of I-40, South of Dinkle Rd, East of Lexco Rd to Guadalupe County Line

Single-Family Detached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	1	2	+ 100.0%	10	5	- 50.0%
Pending Sales	0	1	--	6	9	+ 50.0%
Closed Sales	0	3	--	5	8	+ 60.0%
Days on Market Until Sale	--	97	--	33	161	+ 387.9%
Median Sales Price*	--	$275,000	--	$237,900	$247,500	+ 4.0%
Average Sales Price*	--	$251,167	--	$309,030	$241,438	- 21.9%
Percent of List Price Received*	--	99.6%	--	95.5%	96.4%	+ 0.9%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	5.1	0.8	- 84.3%	--	--	--

* 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	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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 ——
North Moriarty – 290 ——
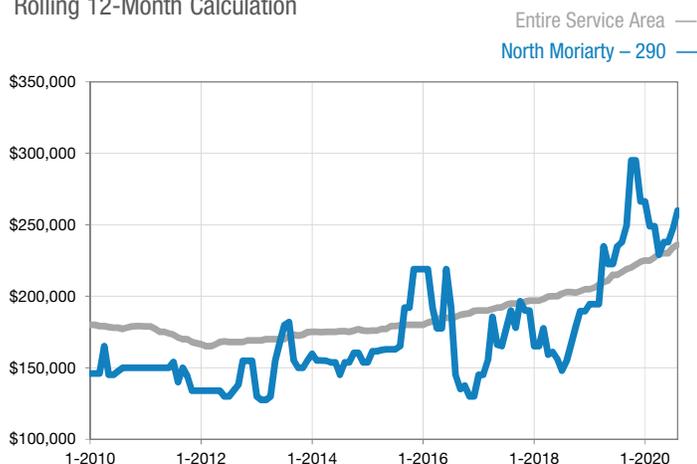
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area ——
North Moriarty – 290 ——

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.