Local Market Update for August 2020

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	16	23	+ 43.8%	160	154	- 3.8%
Pending Sales	14	24	+ 71.4%	97	125	+ 28.9%
Closed Sales	10	23	+ 130.0%	90	106	+ 17.8%
Days on Market Until Sale	28	62	+ 121.4%	42	46	+ 9.5%
Median Sales Price*	$269,750	$396,000	+ 46.8%	$305,000	$384,000	+ 25.9%
Average Sales Price*	$325,100	$397,401	+ 22.2%	$349,106	$401,729	+ 15.1%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	96.9%	98.4%	+ 1.5%
Inventory of Homes for Sale	65	28	- 56.9%	--	--	--
Months Supply of Inventory	6.0	2.0	- 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	0	0	0.0%	0	1	--
Pending Sales	0	1	--	0	1	--
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 of I-40 – 220 —

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

Entire Service Area —
North of I-40 – 220 —

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.