Local Market Update for August 2020

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

gaar

Zuzax, Tijeras – 240

North of Tijeras, South of Frost Rd, East of Gutierrez Canyon, West of Hwy 217

Single-Family Detached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	18	9	- 50.0%	94	86	- 8.5%
Pending Sales	11	13	+ 18.2%	56	83	+ 48.2%
Closed Sales	11	13	+ 18.2%	48	70	+ 45.8%
Days on Market Until Sale	36	39	+ 8.3%	44	40	- 9.1%
Median Sales Price*	$360,000	$339,100	- 5.8%	$342,000	$357,000	+ 4.4%
Average Sales Price*	$384,264	$324,000	- 15.7%	$336,166	$377,711	+ 12.4%
Percent of List Price Received*	97.8%	97.5%	- 0.3%	97.7%	98.3%	+ 0.6%
Inventory of Homes for Sale	31	9	- 71.0%	--	--	--
Months Supply of Inventory	4.7	0.9	- 80.9%	--	--	--

* 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.

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 —
Zuzax, Tijeras – 240 —
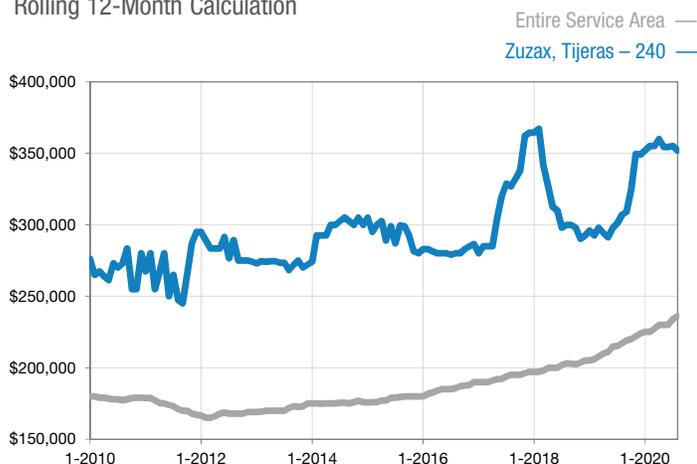
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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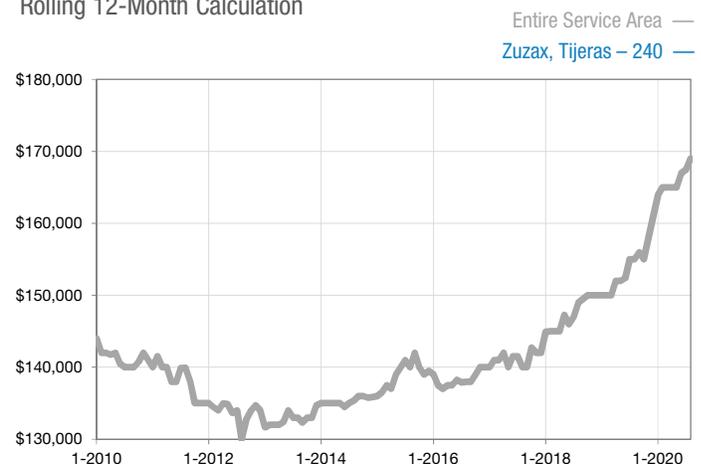
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.