Local Market Update for August 2020

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

gaar

Meadow Lake, El Cerro Mission, Monterrey Park – 720

North of Rio del Oro Loop Subdivision, South of Isleta Reservation, East of Manzano Expy to Manzano Mountains

Single-Family Detached

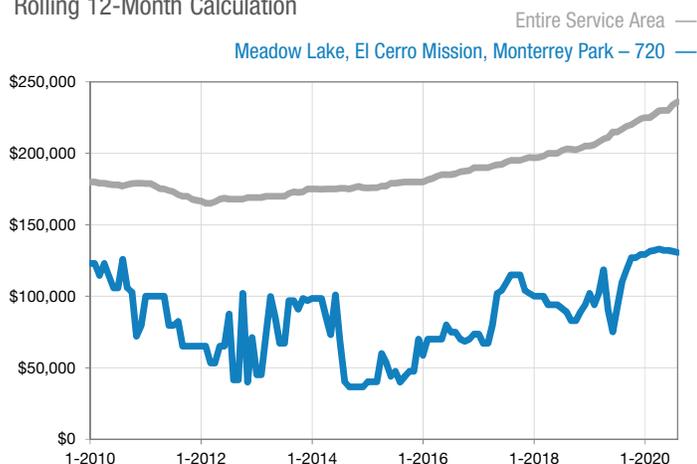| Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	3	2	- 33.3%	11	10	- 9.1%
Pending Sales	1	3	+ 200.0%	6	9	+ 50.0%
Closed Sales	0	1	--	3	5	+ 66.7%
Days on Market Until Sale	--	2	--	25	79	+ 216.0%
Median Sales Price*	--	$60,000	--	$75,000	$114,000	+ 52.0%
Average Sales Price*	--	$60,000	--	$76,033	$116,880	+ 53.7%
Percent of List Price Received*	--	100.0%	--	116.6%	99.8%	- 14.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	3.0	0.7	- 76.7%	--	--	--

* 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	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 —
Meadow Lake, El Cerro Mission, Monterrey Park – 720 —

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

Entire Service Area —
Meadow Lake, El Cerro Mission, Monterrey Park – 720 —

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.