

Local Market Update for July 2020

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	26	22	- 15.4%	181	171	- 5.5%
Pending Sales	18	23	+ 27.8%	142	157	+ 10.6%
Closed Sales	29	36	+ 24.1%	142	139	- 2.1%
Days on Market Until Sale	21	22	+ 4.8%	34	28	- 17.6%
Median Sales Price*	\$256,000	\$297,500	+ 16.2%	\$250,000	\$255,000	+ 2.0%
Average Sales Price*	\$267,805	\$308,039	+ 15.0%	\$250,828	\$284,722	+ 13.5%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	38	11	- 71.1%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

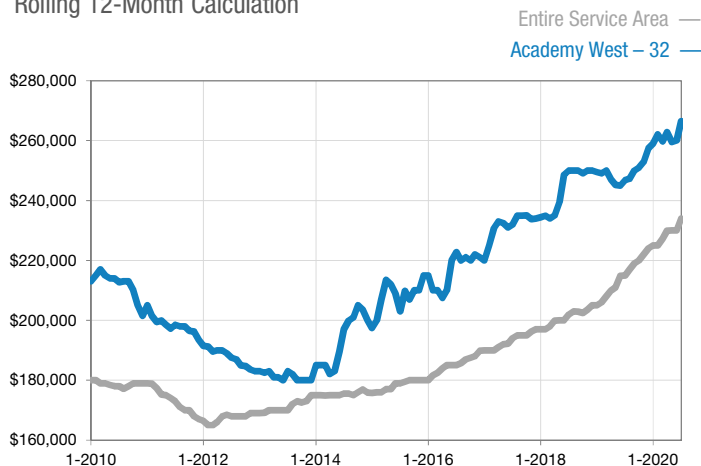
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	17	18	+ 5.9%	94	103	+ 9.6%
Pending Sales	10	12	+ 20.0%	65	92	+ 41.5%
Closed Sales	19	19	0.0%	67	86	+ 28.4%
Days on Market Until Sale	27	37	+ 37.0%	34	22	- 35.3%
Median Sales Price*	\$159,800	\$157,500	- 1.4%	\$150,000	\$172,000	+ 14.7%
Average Sales Price*	\$165,134	\$176,600	+ 6.9%	\$160,412	\$183,622	+ 14.5%
Percent of List Price Received*	98.1%	97.8%	- 0.3%	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--

* 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.

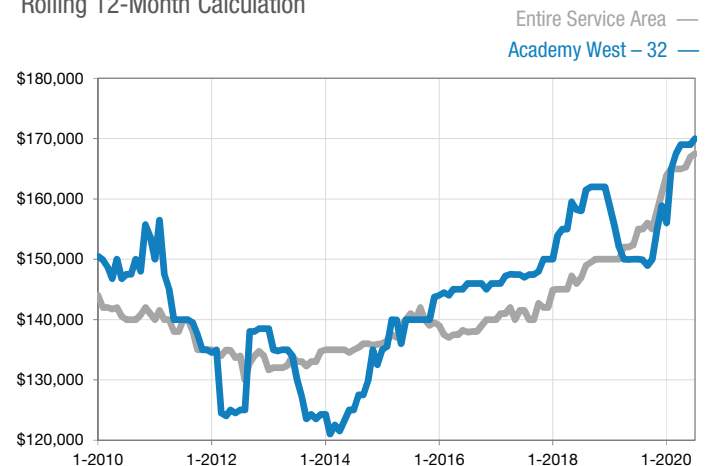
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



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.