

# Local Market Update for July 2020

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



## Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
New Listings	37	31	- 16.2%	235	189	- 19.6%
Pending Sales	32	26	- 18.8%	176	157	- 10.8%
Closed Sales	22	30	+ 36.4%	153	132	- 13.7%
Days on Market Until Sale	22	24	+ 9.1%	31	26	- 16.1%
Median Sales Price*	\$422,000	<b>\$410,000</b>	- 2.8%	\$385,000	<b>\$400,000</b>	+ 3.9%
Average Sales Price*	\$543,611	<b>\$426,139</b>	- 21.6%	\$449,775	<b>\$417,682</b>	- 7.1%
Percent of List Price Received*	98.1%	<b>99.6%</b>	+ 1.5%	98.6%	<b>98.9%</b>	+ 0.3%
Inventory of Homes for Sale	47	37	- 21.3%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

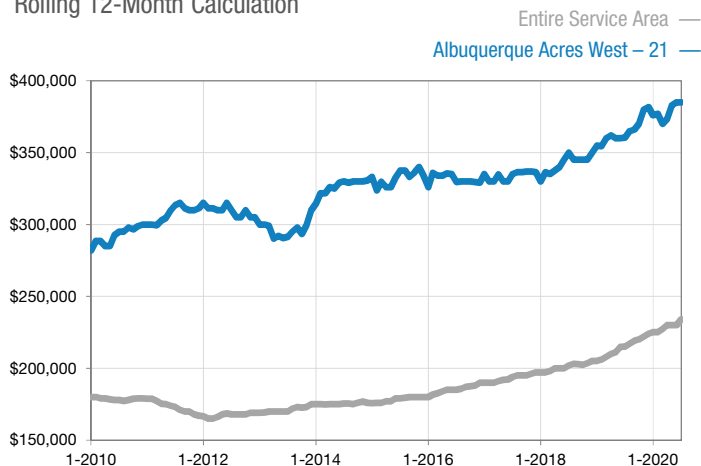
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	1	--	7	6	- 14.3%
Pending Sales	1	1	0.0%	7	5	- 28.6%
Closed Sales	0	1	--	7	5	- 28.6%
Days on Market Until Sale	--	0	--	40	3	- 92.5%
Median Sales Price*	--	<b>\$215,000</b>	--	\$194,000	<b>\$215,000</b>	+ 10.8%
Average Sales Price*	--	<b>\$215,000</b>	--	\$219,183	<b>\$213,000</b>	- 2.8%
Percent of List Price Received*	--	<b>100.0%</b>	--	98.2%	<b>100.2%</b>	+ 2.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

\* 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.

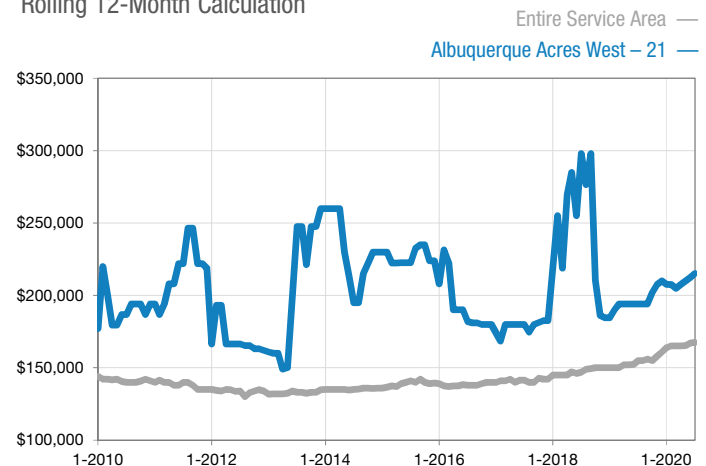
### Median Sales Price - Single-Family Detached

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.