

Local Market Update for July 2020

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	25	19	- 24.0%	174	169	- 2.9%
Pending Sales	12	19	+ 58.3%	112	117	+ 4.5%
Closed Sales	18	21	+ 16.7%	104	97	- 6.7%
Days on Market Until Sale	49	53	+ 8.2%	43	45	+ 4.7%
Median Sales Price*	\$175,200	\$182,000	+ 3.9%	\$198,950	\$187,000	- 6.0%
Average Sales Price*	\$211,856	\$221,690	+ 4.6%	\$245,230	\$223,443	- 8.9%
Percent of List Price Received*	96.2%	97.1%	+ 0.9%	97.3%	96.6%	- 0.7%
Inventory of Homes for Sale	63	34	- 46.0%	--	--	--
Months Supply of Inventory	4.2	2.3	- 45.2%	--	--	--

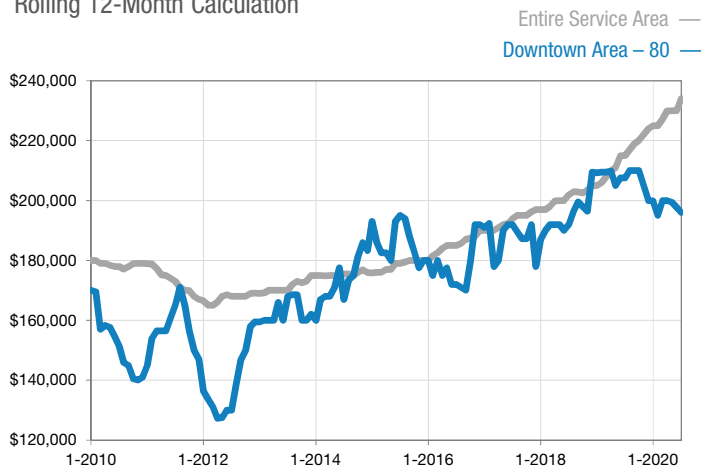
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	11	15	+ 36.4%	81	91	+ 12.3%
Pending Sales	11	9	- 18.2%	45	53	+ 17.8%
Closed Sales	2	8	+ 300.0%	36	52	+ 44.4%
Days on Market Until Sale	79	57	- 27.8%	62	39	- 37.1%
Median Sales Price*	\$270,950	\$238,250	- 12.1%	\$219,000	\$217,125	- 0.9%
Average Sales Price*	\$270,950	\$230,450	- 14.9%	\$211,231	\$226,442	+ 7.2%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	97.0%	97.5%	+ 0.5%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	6.0	4.0	- 33.3%	--	--	--

* 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.

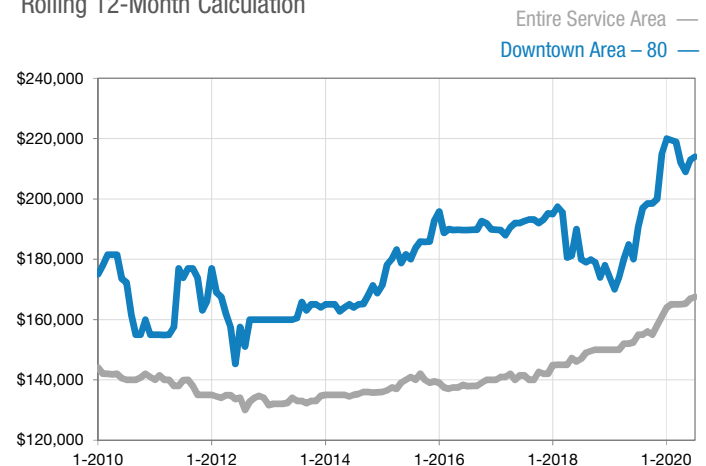
Median Sales Price - Single-Family Detached

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.