

Local Market Update for July 2020

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	19	22	+ 15.8%	134	117	- 12.7%
Pending Sales	17	24	+ 41.2%	103	115	+ 11.7%
Closed Sales	10	21	+ 110.0%	97	104	+ 7.2%
Days on Market Until Sale	16	18	+ 12.5%	36	40	+ 11.1%
Median Sales Price*	\$188,500	\$164,500	- 12.7%	\$174,000	\$177,450	+ 2.0%
Average Sales Price*	\$193,490	\$170,269	- 12.0%	\$167,174	\$178,569	+ 6.8%
Percent of List Price Received*	99.9%	98.7%	- 1.2%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	41	11	- 73.2%	--	--	--
Months Supply of Inventory	2.9	0.7	- 75.9%	--	--	--

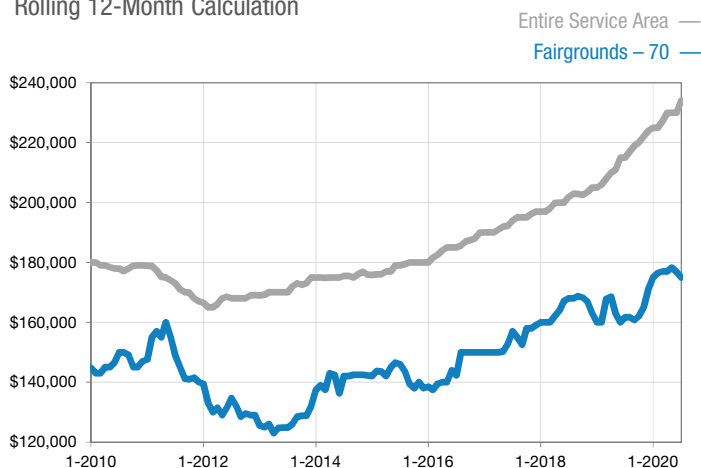
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	6	2	- 66.7%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	1	1	0.0%	5	3	- 40.0%
Days on Market Until Sale	38	38	0.0%	84	58	- 31.0%
Median Sales Price*	\$155,000	\$175,000	+ 12.9%	\$140,000	\$157,900	+ 12.8%
Average Sales Price*	\$155,000	\$175,000	+ 12.9%	\$130,696	\$132,300	+ 1.2%
Percent of List Price Received*	96.9%	97.3%	+ 0.4%	96.9%	94.8%	- 2.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.0	1.0	- 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.

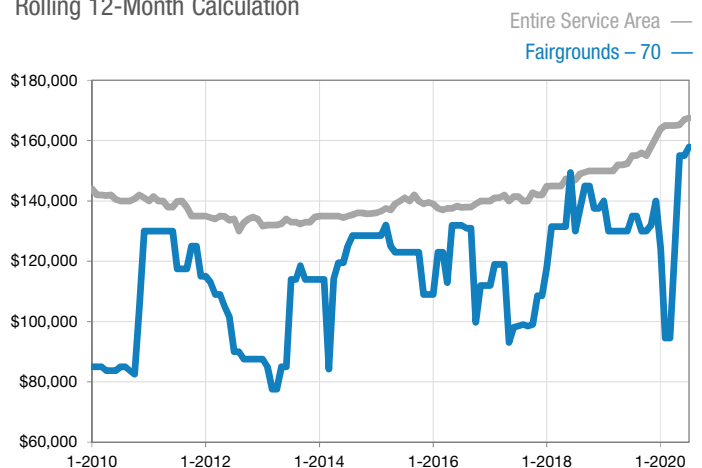
Median Sales Price - Single-Family Detached

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.