

Local Market Update for July 2020

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, 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	70	67	- 4.3%	440	406	- 7.7%
Pending Sales	52	66	+ 26.9%	337	344	+ 2.1%
Closed Sales	55	64	+ 16.4%	302	299	- 1.0%
Days on Market Until Sale	23	17	- 26.1%	32	23	- 28.1%
Median Sales Price*	\$321,734	\$325,000	+ 1.0%	\$305,000	\$310,500	+ 1.8%
Average Sales Price*	\$348,370	\$359,755	+ 3.3%	\$340,240	\$340,797	+ 0.2%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	92	49	- 46.7%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

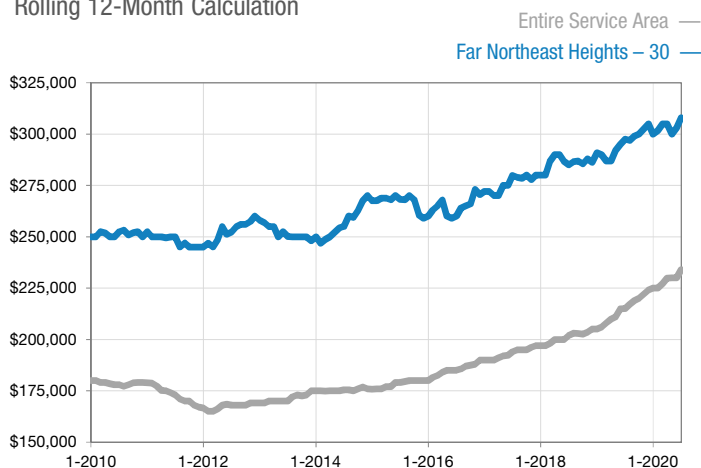
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	21	16	- 23.8%	119	91	- 23.5%
Pending Sales	12	14	+ 16.7%	100	82	- 18.0%
Closed Sales	16	8	- 50.0%	91	75	- 17.6%
Days on Market Until Sale	10	31	+ 210.0%	32	36	+ 12.5%
Median Sales Price*	\$212,500	\$213,250	+ 0.4%	\$200,000	\$198,000	- 1.0%
Average Sales Price*	\$220,406	\$221,450	+ 0.5%	\$210,380	\$215,487	+ 2.4%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	26	7	- 73.1%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

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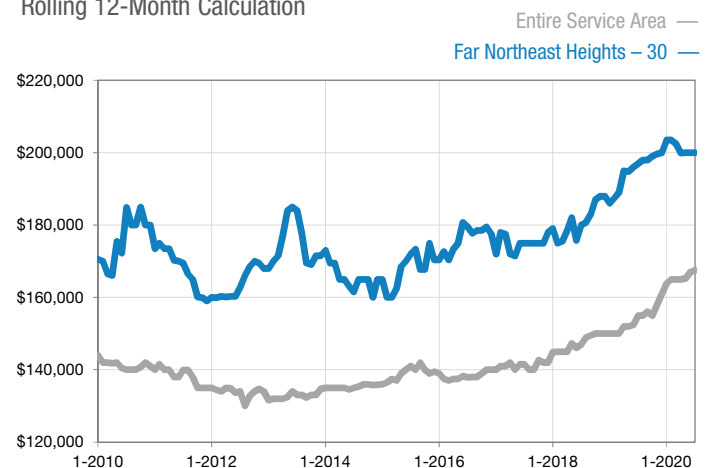
Median Sales Price - Single-Family Detached

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.