

Local Market Update for July 2020

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	27	28	+ 3.7%	192	166	- 13.5%
Pending Sales	15	25	+ 66.7%	138	152	+ 10.1%
Closed Sales	18	34	+ 88.9%	133	139	+ 4.5%
Days on Market Until Sale	30	23	- 23.3%	39	28	- 28.2%
Median Sales Price*	\$342,500	\$340,000	- 0.7%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$351,533	\$353,865	+ 0.7%	\$311,718	\$330,149	+ 5.9%
Percent of List Price Received*	97.1%	100.1%	+ 3.1%	97.9%	98.8%	+ 0.9%
Inventory of Homes for Sale	51	21	- 58.8%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.5%	--	--	--

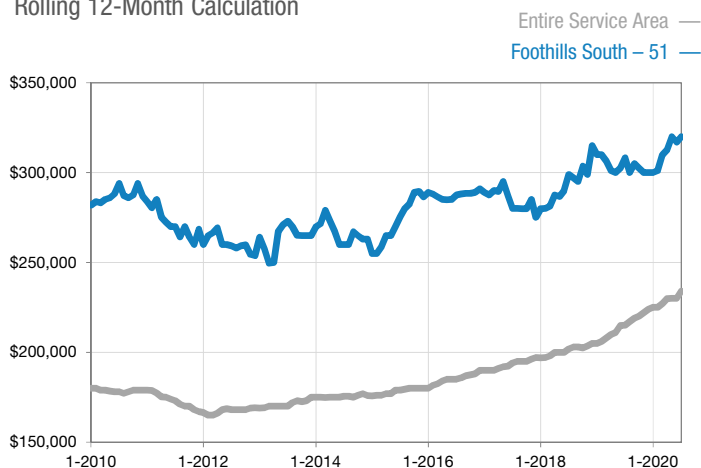
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	5	5	0.0%	36	47	+ 30.6%
Pending Sales	5	4	- 20.0%	30	45	+ 50.0%
Closed Sales	3	9	+ 200.0%	28	44	+ 57.1%
Days on Market Until Sale	13	21	+ 61.5%	20	22	+ 10.0%
Median Sales Price*	\$277,000	\$178,500	- 35.6%	\$162,500	\$175,500	+ 8.0%
Average Sales Price*	\$261,833	\$213,600	- 18.4%	\$181,401	\$191,981	+ 5.8%
Percent of List Price Received*	97.9%	99.6%	+ 1.7%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--

* 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.

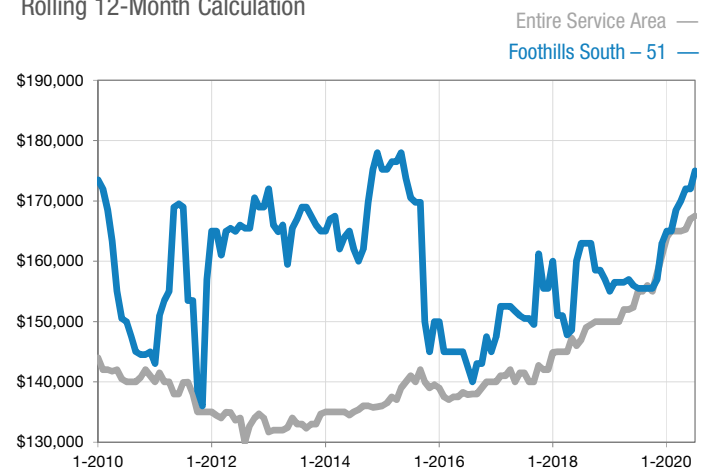
Median Sales Price - Single-Family Detached

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.