

# Local Market Update for July 2020

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

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	33	<b>43</b>	+ 30.3%	245	<b>242</b>	- 1.2%
Pending Sales	19	<b>42</b>	+ 121.1%	171	<b>186</b>	+ 8.8%
Closed Sales	30	<b>29</b>	- 3.3%	166	<b>165</b>	- 0.6%
Days on Market Until Sale	37	<b>26</b>	- 29.7%	45	<b>37</b>	- 17.8%
Median Sales Price*	\$218,000	<b>\$283,000</b>	+ 29.8%	\$205,250	<b>\$220,000</b>	+ 7.2%
Average Sales Price*	\$298,510	<b>\$363,810</b>	+ 21.9%	\$274,779	<b>\$302,120</b>	+ 10.0%
Percent of List Price Received*	98.2%	<b>98.1%</b>	- 0.1%	98.3%	<b>98.1%</b>	- 0.2%
Inventory of Homes for Sale	72	<b>35</b>	- 51.4%	--	--	--
Months Supply of Inventory	3.1	<b>1.5</b>	- 51.6%	--	--	--

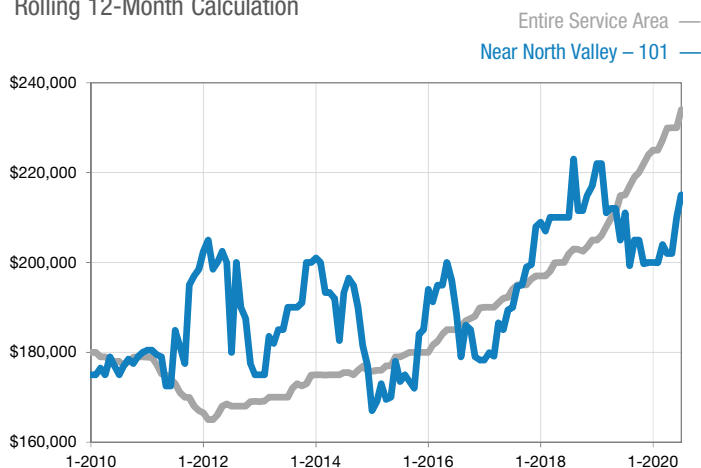
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
New Listings	6	<b>5</b>	- 16.7%	50	<b>56</b>	+ 12.0%
Pending Sales	6	<b>9</b>	+ 50.0%	36	<b>52</b>	+ 44.4%
Closed Sales	6	<b>10</b>	+ 66.7%	31	<b>44</b>	+ 41.9%
Days on Market Until Sale	58	<b>22</b>	- 62.1%	39	<b>29</b>	- 25.6%
Median Sales Price*	\$174,500	<b>\$219,500</b>	+ 25.8%	\$169,000	<b>\$168,250</b>	- 0.4%
Average Sales Price*	\$214,417	<b>\$238,150</b>	+ 11.1%	\$190,255	<b>\$191,177</b>	+ 0.5%
Percent of List Price Received*	98.0%	<b>97.1%</b>	- 0.9%	98.5%	<b>98.1%</b>	- 0.4%
Inventory of Homes for Sale	12	<b>3</b>	- 75.0%	--	--	--
Months Supply of Inventory	2.4	<b>0.5</b>	- 79.2%	--	--	--

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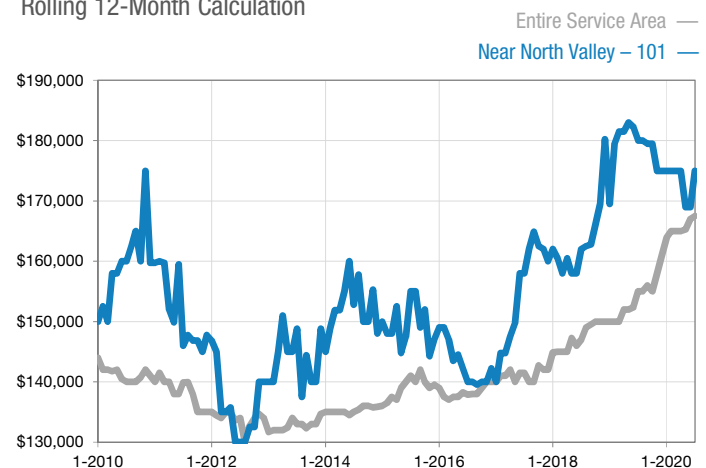
### Median Sales Price - Single-Family Detached

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.