

Local Market Update for July 2020

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	29	25	- 13.8%	152	134	- 11.8%
Pending Sales	25	22	- 12.0%	132	117	- 11.4%
Closed Sales	19	21	+ 10.5%	115	88	- 23.5%
Days on Market Until Sale	82	33	- 59.8%	65	41	- 36.9%
Median Sales Price*	\$155,000	\$192,500	+ 24.2%	\$154,000	\$157,500	+ 2.3%
Average Sales Price*	\$163,789	\$192,664	+ 17.6%	\$157,047	\$163,680	+ 4.2%
Percent of List Price Received*	99.7%	100.5%	+ 0.8%	97.9%	98.0%	+ 0.1%
Inventory of Homes for Sale	35	22	- 37.1%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--

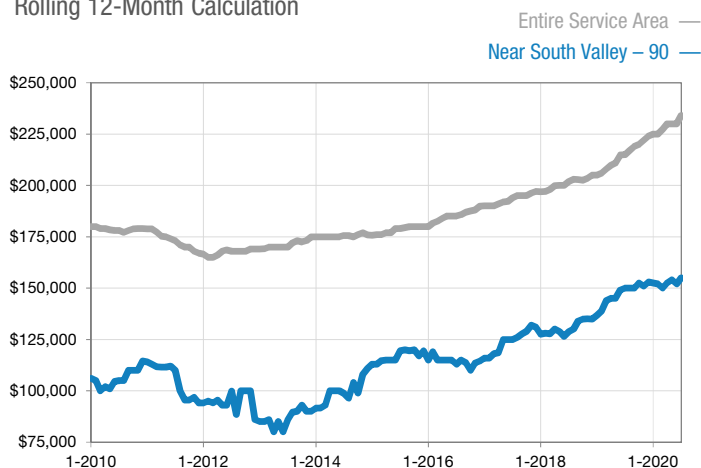
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	1	1	0.0%	3	8	+ 166.7%
Pending Sales	0	0	0.0%	3	7	+ 133.3%
Closed Sales	0	1	--	6	7	+ 16.7%
Days on Market Until Sale	--	69	--	58	22	- 62.1%
Median Sales Price*	--	\$156,500	--	\$69,000	\$110,000	+ 59.4%
Average Sales Price*	--	\$156,500	--	\$74,833	\$109,200	+ 45.9%
Percent of List Price Received*	--	101.0%	--	94.6%	94.0%	- 0.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

* 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.

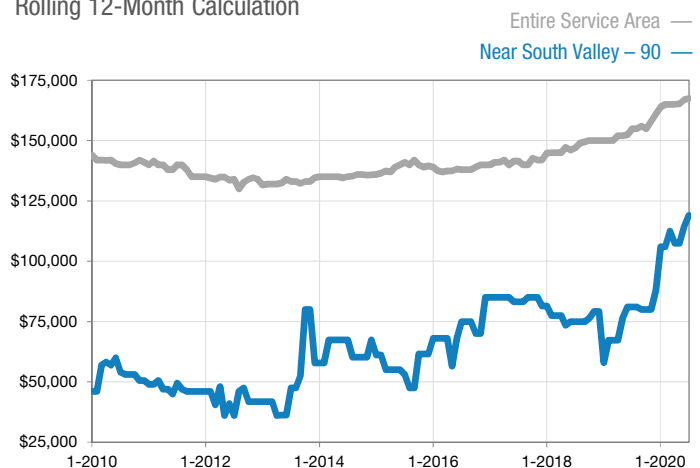
Median Sales Price - Single-Family Detached

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.