Local Market Update for July 2020

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

gaar

North Valley – 100

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

Single-Family Detached

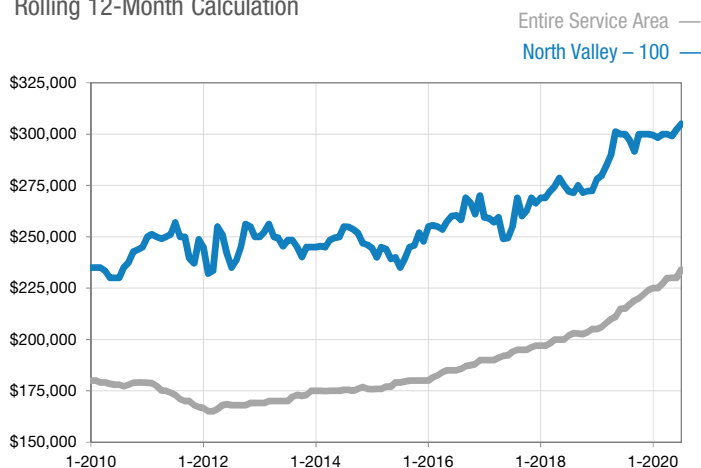| Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	34	26	- 23.5%	191	163	- 14.7%
Pending Sales	19	33	+ 73.7%	127	133	+ 4.7%
Closed Sales	17	18	+ 5.9%	117	108	- 7.7%
Days on Market Until Sale	64	40	- 37.5%	50	45	- 10.0%
Median Sales Price*	$289,900	$285,000	- 1.7%	$305,000	$319,950	+ 4.9%
Average Sales Price*	$360,459	$320,856	- 11.0%	$399,194	$402,336	+ 0.8%
Percent of List Price Received*	94.4%	95.0%	+ 0.6%	95.8%	97.6%	+ 1.9%
Inventory of Homes for Sale	63	28	- 55.6%	--	--	--
Months Supply of Inventory	3.8	1.6	- 57.9%	--	--	--

* 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

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	1	6	+ 500.0%	16	35	+ 118.8%
Pending Sales	3	4	+ 33.3%	18	31	+ 72.2%
Closed Sales	4	7	+ 75.0%	17	32	+ 88.2%
Days on Market Until Sale	1	3	+ 200.0%	29	8	- 72.4%
Median Sales Price*	$198,000	$160,000	- 19.2%	$144,000	$152,000	+ 5.6%
Average Sales Price*	$185,444	$194,229	+ 4.7%	$157,060	$163,497	+ 4.1%
Percent of List Price Received*	99.1%	100.5%	+ 1.4%	99.6%	99.0%	- 0.6%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.
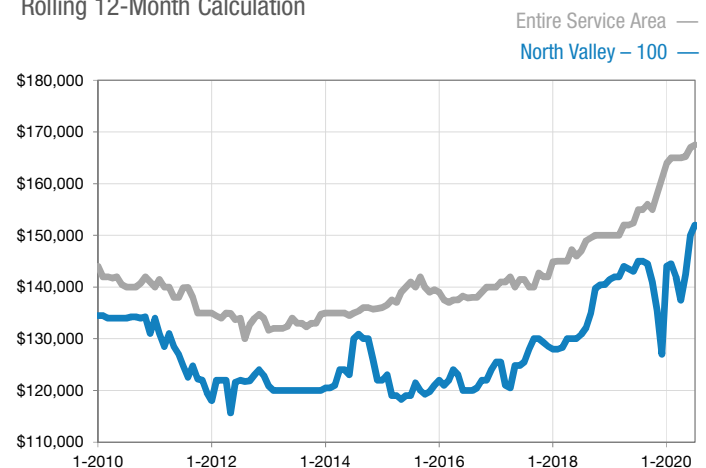
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North Valley – 100 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North Valley – 100 —

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.

Current as of August 5, 2020. All data from the Southwest Multiple Listing Service. Report © 2020 ShowingTime.