

Local Market Update for July 2020

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	118	112	- 5.1%	684	645	- 5.7%
Pending Sales	83	115	+ 38.6%	523	638	+ 22.0%
Closed Sales	91	95	+ 4.4%	485	565	+ 16.5%
Days on Market Until Sale	32	19	- 40.6%	37	25	- 32.4%
Median Sales Price*	\$185,000	\$220,000	+ 18.9%	\$180,000	\$210,000	+ 16.7%
Average Sales Price*	\$192,478	\$224,371	+ 16.6%	\$190,578	\$213,951	+ 12.3%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	168	44	- 73.8%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--

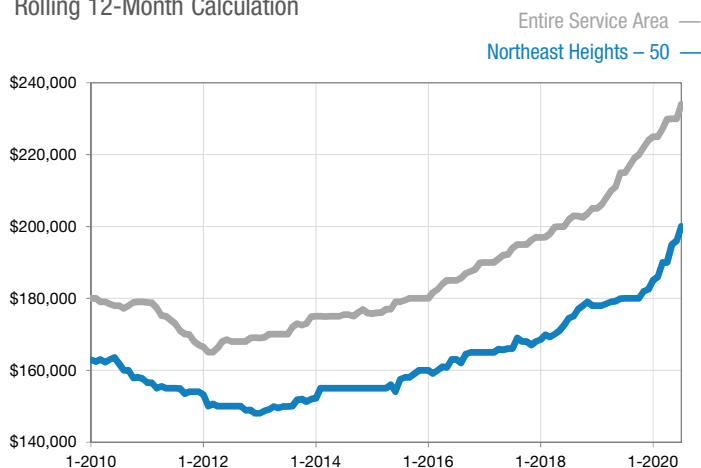
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	15	15	0.0%	106	102	- 3.8%
Pending Sales	16	15	- 6.3%	71	94	+ 32.4%
Closed Sales	13	9	- 30.8%	63	79	+ 25.4%
Days on Market Until Sale	23	6	- 73.9%	29	30	+ 3.4%
Median Sales Price*	\$177,500	\$172,500	- 2.8%	\$172,000	\$171,000	- 0.6%
Average Sales Price*	\$186,538	\$180,367	- 3.3%	\$170,856	\$163,229	- 4.5%
Percent of List Price Received*	96.6%	99.5%	+ 3.0%	98.1%	98.0%	- 0.1%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	2.9	0.9	- 69.0%	--	--	--

* 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.

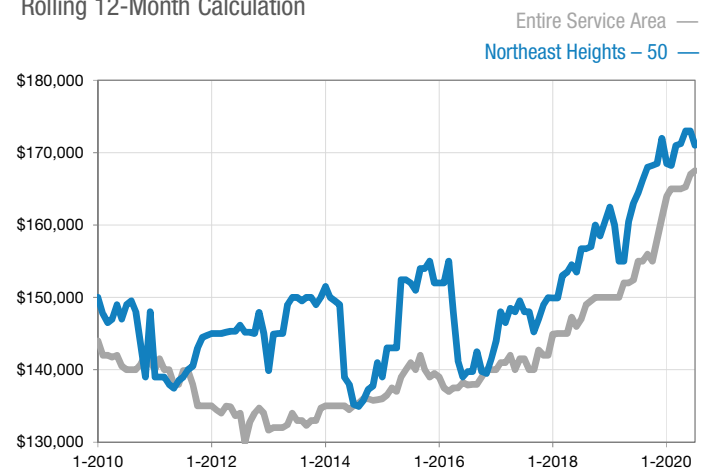
Median Sales Price - Single-Family Detached

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.