

# Local Market Update for July 2020

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



## Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

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	112	111	- 0.9%	688	661	- 3.9%
Pending Sales	84	93	+ 10.7%	563	528	- 6.2%
Closed Sales	96	102	+ 6.3%	507	452	- 10.8%
Days on Market Until Sale	33	26	- 21.2%	45	30	- 33.3%
Median Sales Price*	\$253,808	<b>\$280,149</b>	+ 10.4%	\$250,000	<b>\$265,000</b>	+ 6.0%
Average Sales Price*	\$278,125	<b>\$303,981</b>	+ 9.3%	\$281,627	<b>\$286,418</b>	+ 1.7%
Percent of List Price Received*	99.2%	100.2%	+ 1.0%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	152	105	- 30.9%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

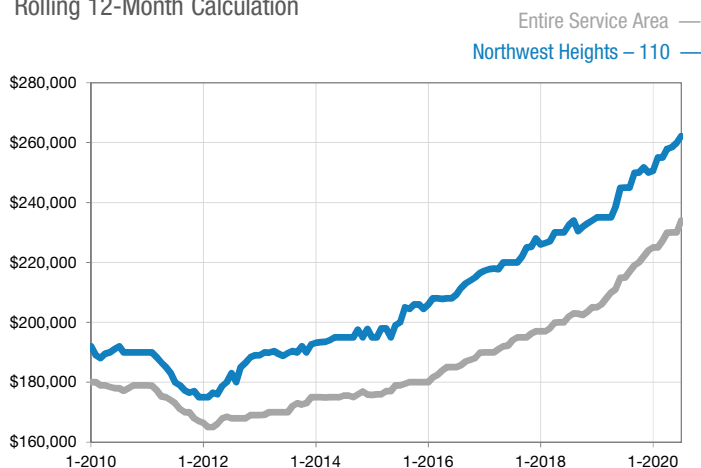
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	5	6	+ 20.0%	45	34	- 24.4%
Pending Sales	3	5	+ 66.7%	36	33	- 8.3%
Closed Sales	5	3	- 40.0%	33	29	- 12.1%
Days on Market Until Sale	16	21	+ 31.3%	28	30	+ 7.1%
Median Sales Price*	\$329,990	<b>\$140,000</b>	- 57.6%	\$168,000	<b>\$165,000</b>	- 1.8%
Average Sales Price*	\$263,398	<b>\$165,300</b>	- 37.2%	\$196,864	<b>\$216,106</b>	+ 9.8%
Percent of List Price Received*	97.1%	99.0%	+ 2.0%	98.6%	98.7%	+ 0.1%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	2.8	0.5	- 82.1%	--	--	--

\* 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.

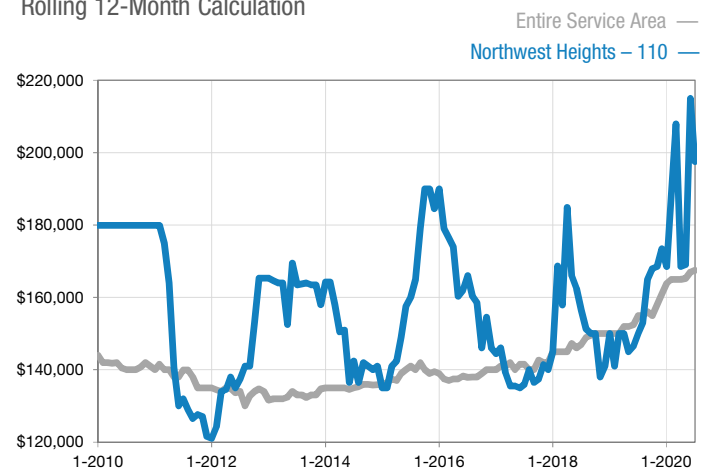
### Median Sales Price - Single-Family Detached

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.