

Local Market Update for July 2020

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	24	32	+ 33.3%	199	213	+ 7.0%
Pending Sales	22	31	+ 40.9%	154	198	+ 28.6%
Closed Sales	28	32	+ 14.3%	144	168	+ 16.7%
Days on Market Until Sale	22	22	0.0%	40	28	- 30.0%
Median Sales Price*	\$257,950	\$272,250	+ 5.5%	\$215,000	\$248,750	+ 15.7%
Average Sales Price*	\$245,525	\$263,165	+ 7.2%	\$221,536	\$241,571	+ 9.0%
Percent of List Price Received*	97.9%	99.1%	+ 1.2%	98.5%	98.8%	+ 0.3%
Inventory of Homes for Sale	47	21	- 55.3%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--

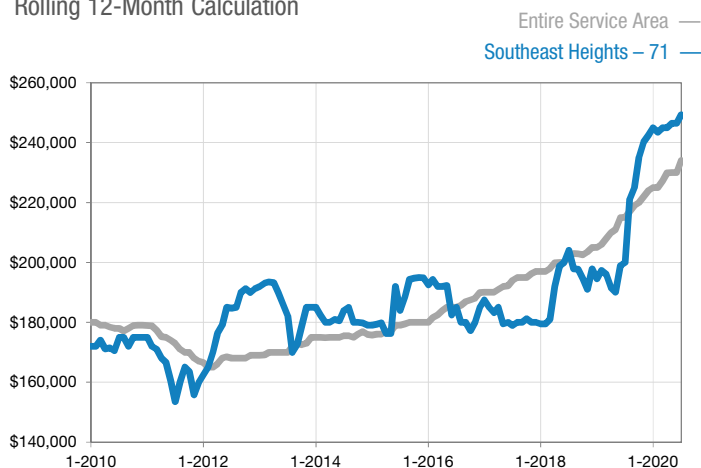
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	7	10	+ 42.9%	44	70	+ 59.1%
Pending Sales	6	14	+ 133.3%	39	68	+ 74.4%
Closed Sales	8	9	+ 12.5%	35	55	+ 57.1%
Days on Market Until Sale	129	88	- 31.8%	135	70	- 48.1%
Median Sales Price*	\$117,450	\$251,900	+ 114.5%	\$164,500	\$196,900	+ 19.7%
Average Sales Price*	\$137,088	\$223,044	+ 62.7%	\$157,991	\$190,323	+ 20.5%
Percent of List Price Received*	96.8%	100.2%	+ 3.5%	97.4%	98.6%	+ 1.2%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	4.6	1.4	- 69.6%	--	--	--

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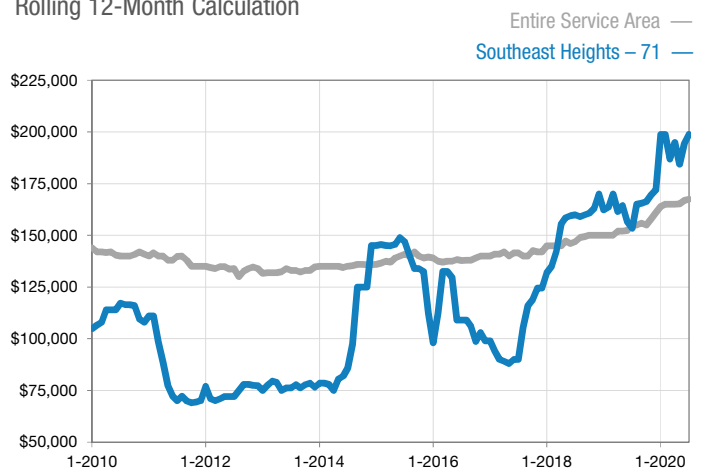
Median Sales Price - Single-Family Detached

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.