

Local Market Update for July 2020

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	88	89	+ 1.1%	626	586	- 6.4%
Pending Sales	92	96	+ 4.3%	583	576	- 1.2%
Closed Sales	83	87	+ 4.8%	541	485	- 10.4%
Days on Market Until Sale	22	15	- 31.8%	29	25	- 13.8%
Median Sales Price*	\$159,900	\$184,950	+ 15.7%	\$159,900	\$175,000	+ 9.4%
Average Sales Price*	\$159,549	\$189,230	+ 18.6%	\$162,970	\$179,984	+ 10.4%
Percent of List Price Received*	99.9%	100.7%	+ 0.8%	99.4%	99.8%	+ 0.4%
Inventory of Homes for Sale	106	27	- 74.5%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

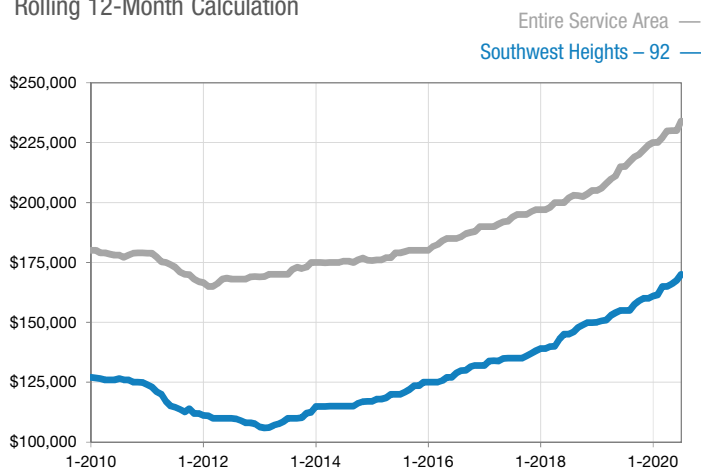
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	20	15	- 25.0%
Pending Sales	2	0	- 100.0%	19	17	- 10.5%
Closed Sales	4	6	+ 50.0%	17	20	+ 17.6%
Days on Market Until Sale	78	9	- 88.5%	51	46	- 9.8%
Median Sales Price*	\$142,995	\$128,500	- 10.1%	\$113,000	\$135,000	+ 19.5%
Average Sales Price*	\$142,998	\$134,550	- 5.9%	\$123,564	\$135,990	+ 10.1%
Percent of List Price Received*	98.3%	101.5%	+ 3.3%	99.6%	99.9%	+ 0.3%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.9	0.4	- 86.2%	--	--	--

* 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.

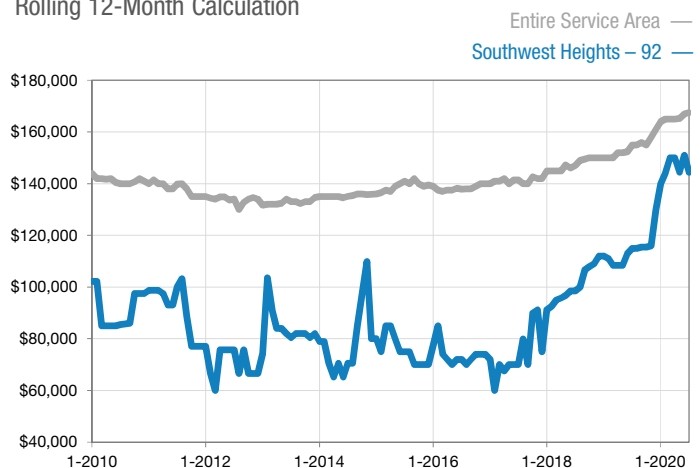
Median Sales Price - Single-Family Detached

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.