

Local Market Update for July 2020

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, 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	44	46	+ 4.5%	235	242	+ 3.0%
Pending Sales	28	30	+ 7.1%	158	178	+ 12.7%
Closed Sales	25	37	+ 48.0%	142	160	+ 12.7%
Days on Market Until Sale	61	40	- 34.4%	56	40	- 28.6%
Median Sales Price*	\$260,000	\$310,000	+ 19.2%	\$281,000	\$303,000	+ 7.8%
Average Sales Price*	\$296,966	\$330,245	+ 11.2%	\$313,915	\$333,887	+ 6.4%
Percent of List Price Received*	96.4%	98.9%	+ 2.6%	96.8%	97.8%	+ 1.0%
Inventory of Homes for Sale	81	48	- 40.7%	--	--	--
Months Supply of Inventory	4.0	2.2	- 45.0%	--	--	--

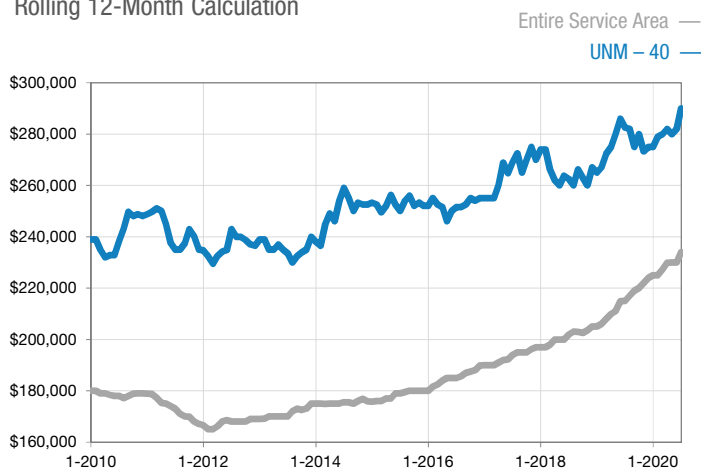
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	3	3	0.0%	22	11	- 50.0%
Pending Sales	1	3	+ 200.0%	12	7	- 41.7%
Closed Sales	2	1	- 50.0%	11	5	- 54.5%
Days on Market Until Sale	70	0	- 100.0%	60	25	- 58.3%
Median Sales Price*	\$182,500	\$156,000	- 14.5%	\$197,000	\$190,000	- 3.6%
Average Sales Price*	\$182,500	\$156,000	- 14.5%	\$207,355	\$207,460	+ 0.1%
Percent of List Price Received*	98.9%	100.0%	+ 1.1%	96.7%	98.5%	+ 1.9%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	5.3	2.7	- 49.1%	--	--	--

* 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.

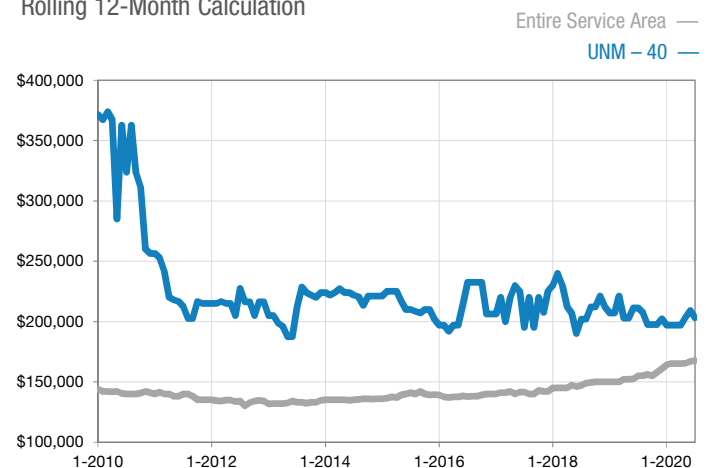
Median Sales Price - Single-Family Detached

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.