

# Local Market Update for July 2020

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

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	40	<b>33</b>	- 17.5%	220	<b>211</b>	- 4.1%
Pending Sales	28	<b>27</b>	- 3.6%	134	<b>144</b>	+ 7.5%
Closed Sales	14	<b>27</b>	+ 92.9%	124	<b>127</b>	+ 2.4%
Days on Market Until Sale	21	<b>22</b>	+ 4.8%	36	<b>31</b>	- 13.9%
Median Sales Price*	\$236,900	<b>\$330,000</b>	+ 39.3%	\$236,250	<b>\$248,000</b>	+ 5.0%
Average Sales Price*	\$282,143	<b>\$324,912</b>	+ 15.2%	\$262,540	<b>\$266,481</b>	+ 1.5%
Percent of List Price Received*	97.8%	<b>98.4%</b>	+ 0.6%	97.7%	<b>97.8%</b>	+ 0.1%
Inventory of Homes for Sale	70	<b>39</b>	- 44.3%	--	--	--
Months Supply of Inventory	4.0	<b>2.0</b>	- 50.0%	--	--	--

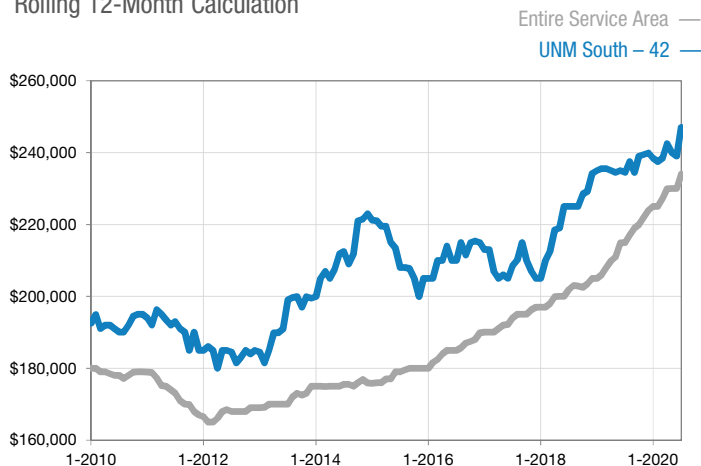
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>2</b>	- 60.0%	34	<b>35</b>	+ 2.9%
Pending Sales	4	<b>5</b>	+ 25.0%	18	<b>27</b>	+ 50.0%
Closed Sales	5	<b>6</b>	+ 20.0%	16	<b>26</b>	+ 62.5%
Days on Market Until Sale	22	<b>48</b>	+ 118.2%	60	<b>35</b>	- 41.7%
Median Sales Price*	\$259,520	<b>\$100,750</b>	- 61.2%	\$185,250	<b>\$68,450</b>	- 63.0%
Average Sales Price*	\$219,904	<b>\$124,283</b>	- 43.5%	\$185,853	<b>\$141,892</b>	- 23.7%
Percent of List Price Received*	98.8%	<b>95.5%</b>	- 3.3%	94.5%	<b>100.2%</b>	+ 6.0%
Inventory of Homes for Sale	12	<b>4</b>	- 66.7%	--	--	--
Months Supply of Inventory	4.6	<b>1.3</b>	- 71.7%	--	--	--

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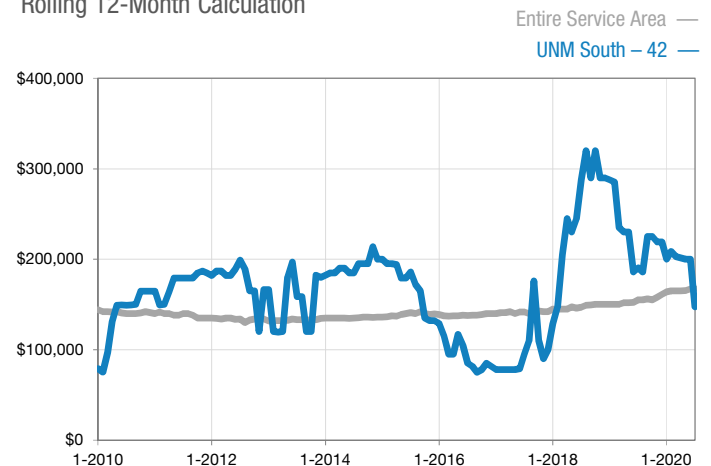
### Median Sales Price - Single-Family Detached

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.