

Local Market Update for July 2020

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	38	56	+ 47.4%	305	274	- 10.2%
Pending Sales	32	46	+ 43.8%	240	259	+ 7.9%
Closed Sales	34	46	+ 35.3%	221	234	+ 5.9%
Days on Market Until Sale	14	12	- 14.3%	34	27	- 20.6%
Median Sales Price*	\$190,000	\$196,000	+ 3.2%	\$184,000	\$195,500	+ 6.3%
Average Sales Price*	\$218,274	\$212,630	- 2.6%	\$198,017	\$205,522	+ 3.8%
Percent of List Price Received*	99.1%	100.1%	+ 1.0%	98.3%	99.7%	+ 1.4%
Inventory of Homes for Sale	60	24	- 60.0%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--

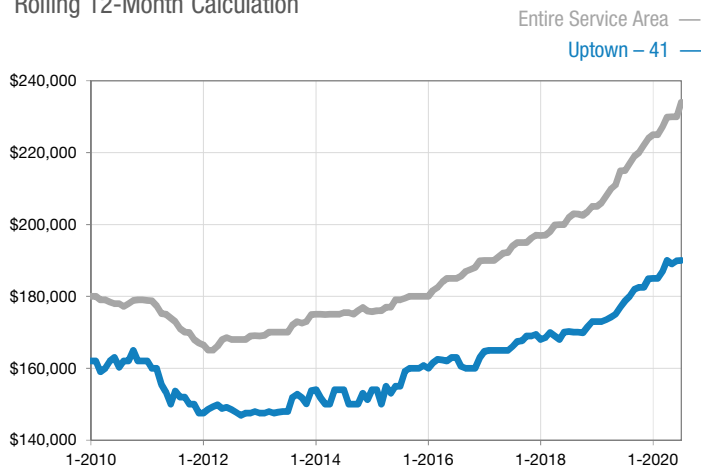
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	8	2	- 75.0%	59	38	- 35.6%
Pending Sales	3	4	+ 33.3%	46	36	- 21.7%
Closed Sales	9	7	- 22.2%	47	33	- 29.8%
Days on Market Until Sale	33	11	- 66.7%	37	30	- 18.9%
Median Sales Price*	\$112,000	\$85,000	- 24.1%	\$103,000	\$95,000	- 7.8%
Average Sales Price*	\$128,333	\$110,371	- 14.0%	\$101,688	\$112,870	+ 11.0%
Percent of List Price Received*	97.3%	96.1%	- 1.2%	97.2%	95.8%	- 1.4%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

* 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.

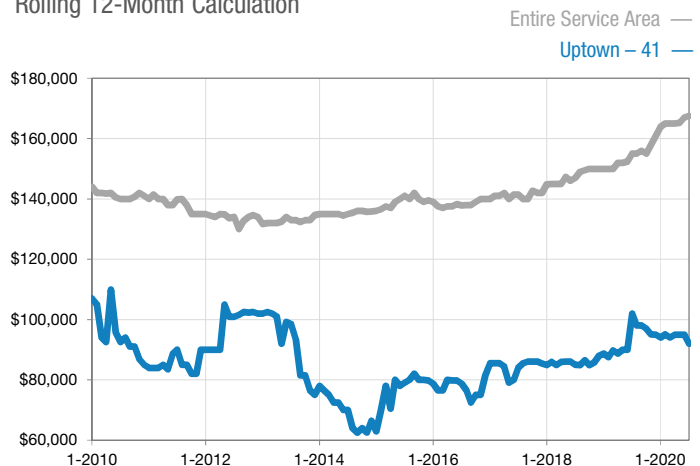
Median Sales Price - Single-Family Detached

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.