

Local Market Update for July 2020

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



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 7-2019 | Thru 7-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 5 | 0 | - 100.0% | 31 | 20 | - 35.5% |
| Pending Sales | 4 | 2 | - 50.0% | 21 | 15 | - 28.6% |
| Closed Sales | 3 | 2 | - 33.3% | 20 | 14 | - 30.0% |
| Days on Market Until Sale | 53 | 22 | - 58.5% | 44 | 23 | - 47.7% |
| Median Sales Price* | \$215,000 | \$611,000 | + 184.2% | \$385,000 | \$452,450 | + 17.5% |
| Average Sales Price* | \$335,667 | \$611,000 | + 82.0% | \$459,808 | \$458,343 | - 0.3% |
| Percent of List Price Received* | 96.9% | 96.6% | - 0.3% | 98.3% | 97.9% | - 0.4% |
| Inventory of Homes for Sale | 13 | 6 | - 53.8% | -- | -- | -- |
| Months Supply of Inventory | 4.5 | 2.3 | - 48.9% | -- | -- | -- |

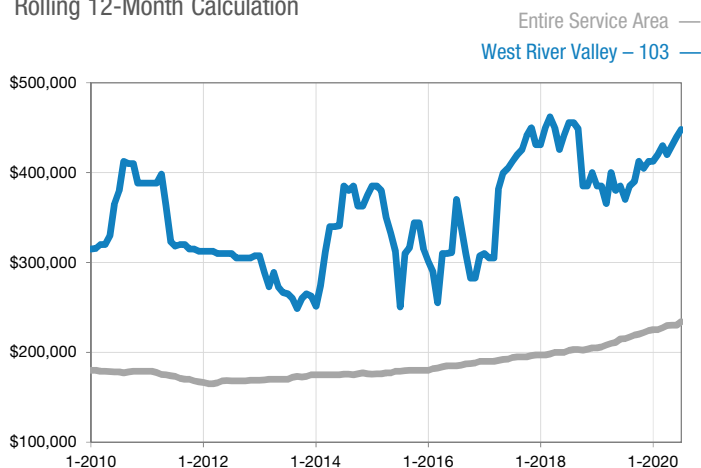
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 7-2019 | Thru 7-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 1 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| Pending Sales | 0 | 0 | 0.0% | 2 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | 0.0% | 3 | 0 | - 100.0% |
| Days on Market Until Sale | -- | -- | -- | 56 | -- | -- |
| Median Sales Price* | -- | -- | -- | \$243,990 | -- | -- |
| Average Sales Price* | -- | -- | -- | \$233,849 | -- | -- |
| Percent of List Price Received* | -- | -- | -- | 97.7% | -- | -- |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | -- | -- | -- | -- | -- |

* 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.

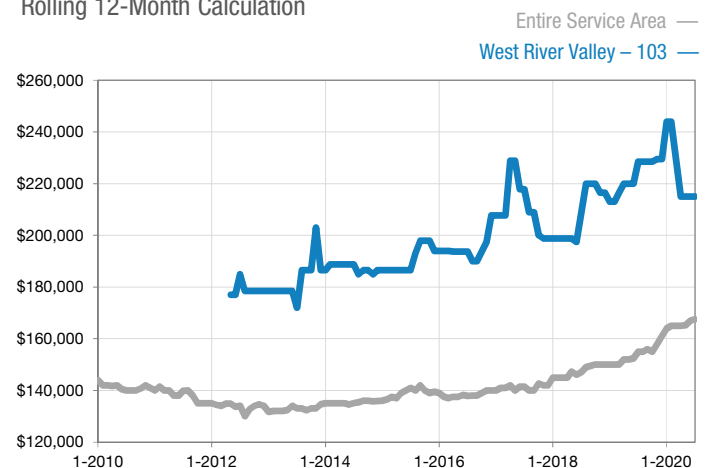
Median Sales Price - Single-Family Detached

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.