Local Market Update for July 2020

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

gaar

South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached

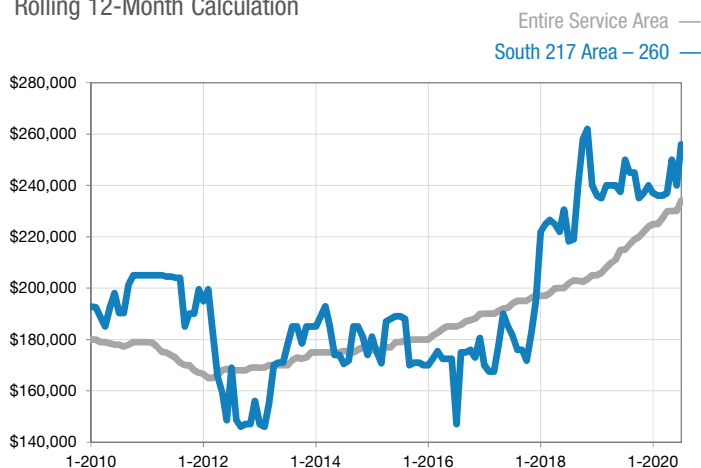| Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	2	5	+ 150.0%	37	36	- 2.7%
Pending Sales	2	10	+ 400.0%	27	30	+ 11.1%
Closed Sales	6	6	0.0%	25	23	- 8.0%
Days on Market Until Sale	53	27	- 49.1%	51	24	- 52.9%
Median Sales Price*	$228,825	$296,000	+ 29.4%	$235,000	$254,000	+ 8.1%
Average Sales Price*	$215,970	$311,783	+ 44.4%	$230,161	$264,343	+ 14.9%
Percent of List Price Received*	100.4%	99.3%	- 1.1%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	3.3	1.2	- 63.6%	--	--	--

* 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

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
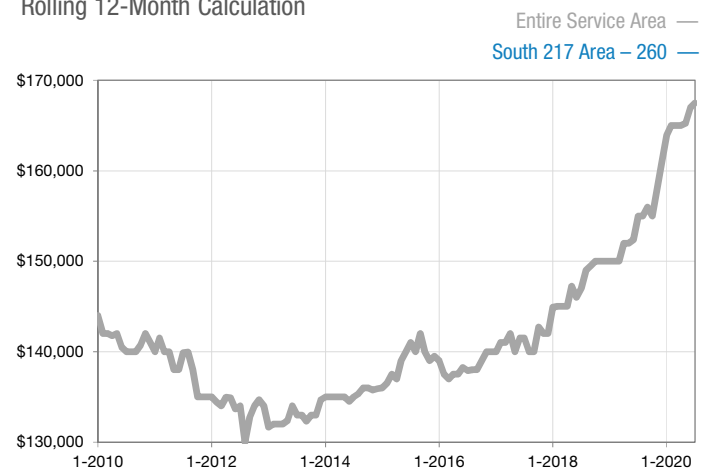
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South 217 Area – 260 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
South 217 Area – 260 —

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.