

Local Market Update for July 2020

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	12	8	- 33.3%	67	45	- 32.8%
Pending Sales	4	10	+ 150.0%	45	35	- 22.2%
Closed Sales	4	7	+ 75.0%	40	28	- 30.0%
Days on Market Until Sale	28	53	+ 89.3%	48	60	+ 25.0%
Median Sales Price*	\$242,000	\$295,000	+ 21.9%	\$261,250	\$251,500	- 3.7%
Average Sales Price*	\$215,875	\$333,071	+ 54.3%	\$281,105	\$298,813	+ 6.3%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	97.4%	96.6%	- 0.8%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	4.8	1.8	- 62.5%	--	--	--

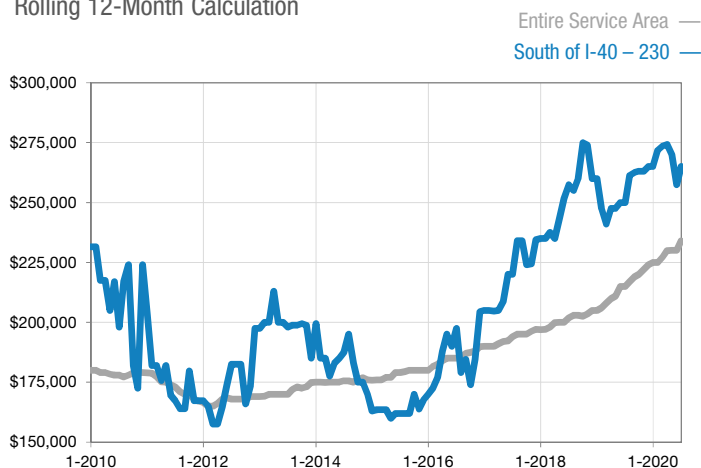
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	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.

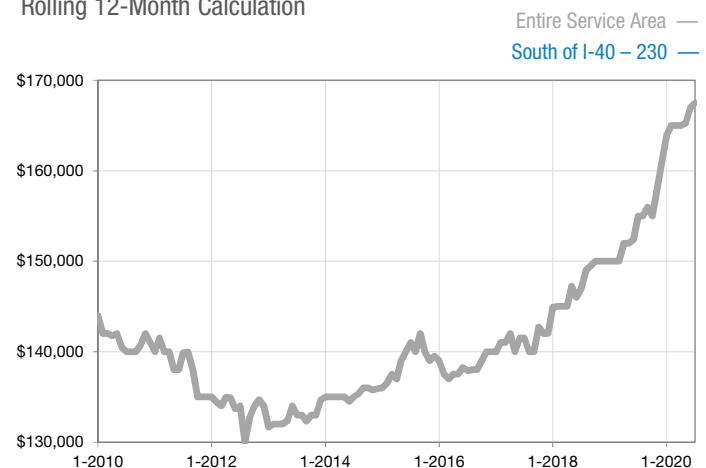
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.