

Local Market Update for July 2020

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	10	16	+ 60.0%	96	81	- 15.6%
Pending Sales	16	15	- 6.3%	74	71	- 4.1%
Closed Sales	10	10	0.0%	67	61	- 9.0%
Days on Market Until Sale	32	56	+ 75.0%	58	53	- 8.6%
Median Sales Price*	\$370,000	\$285,000	- 23.0%	\$264,900	\$284,900	+ 7.6%
Average Sales Price*	\$383,780	\$298,350	- 22.3%	\$266,780	\$292,527	+ 9.7%
Percent of List Price Received*	98.1%	99.0%	+ 0.9%	97.0%	98.0%	+ 1.0%
Inventory of Homes for Sale	34	21	- 38.2%	--	--	--
Months Supply of Inventory	3.7	2.1	- 43.2%	--	--	--

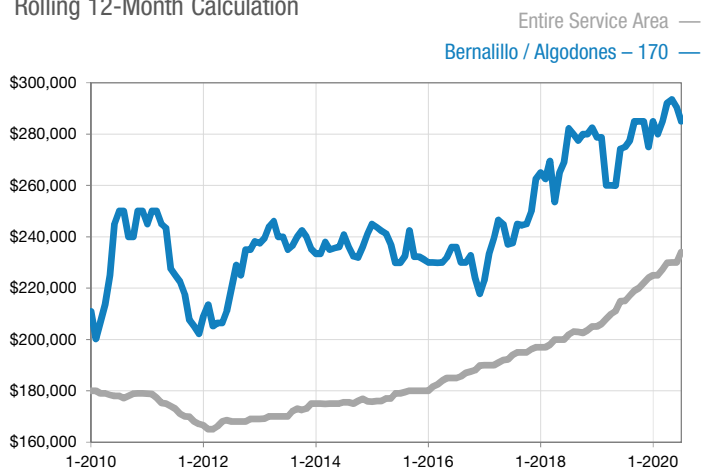
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	6	3	- 50.0%
Pending Sales	2	0	- 100.0%	5	3	- 40.0%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Days on Market Until Sale	32	11	- 65.6%	47	12	- 74.5%
Median Sales Price*	\$79,900	\$99,450	+ 24.5%	\$104,950	\$78,500	- 25.2%
Average Sales Price*	\$79,900	\$99,450	+ 24.5%	\$104,950	\$92,467	- 11.9%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	96.9%	102.8%	+ 6.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

* 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.

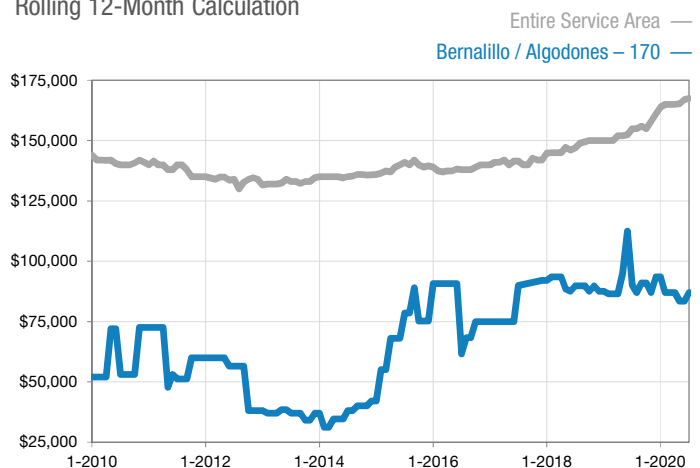
Median Sales Price - Single-Family Detached

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.