

# Local Market Update for July 2020

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



## Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
New Listings	4	10	+ 150.0%	47	39	- 17.0%
Pending Sales	0	11	--	25	38	+ 52.0%
Closed Sales	1	9	+ 800.0%	29	27	- 6.9%
Days on Market Until Sale	78	56	- 28.2%	88	90	+ 2.3%
Median Sales Price*	\$389,900	\$159,900	- 59.0%	\$234,000	\$178,000	- 23.9%
Average Sales Price*	\$389,900	\$213,261	- 45.3%	\$237,470	\$202,967	- 14.5%
Percent of List Price Received*	97.5%	100.1%	+ 2.7%	100.4%	98.7%	- 1.7%
Inventory of Homes for Sale	31	16	- 48.4%	--	--	--
Months Supply of Inventory	7.6	3.8	- 50.0%	--	--	--

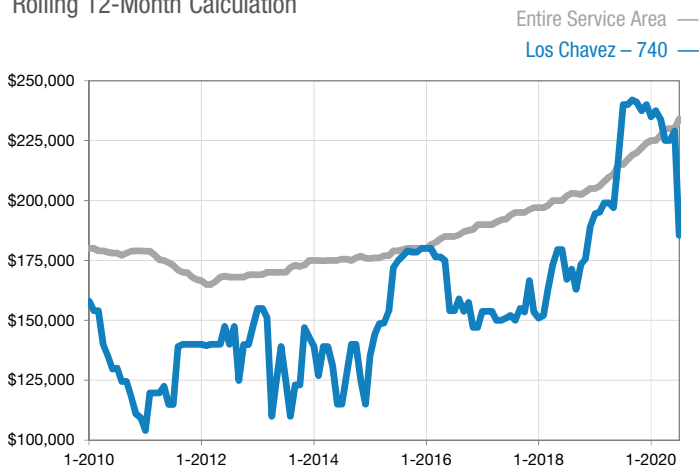
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
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.

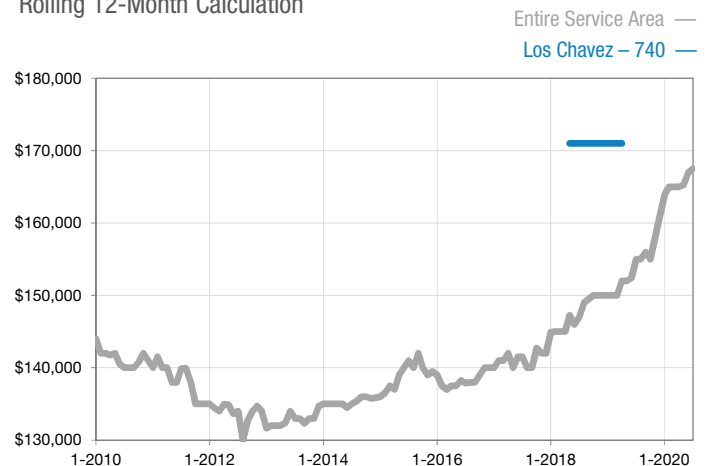
### Median Sales Price - Single-Family Detached

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.