

# Local Market Update for September 2020

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



## 87108

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	33	<b>33</b>	0.0%	330	<b>336</b>	+ 1.8%
Pending Sales	26	<b>30</b>	+ 15.4%	228	<b>264</b>	+ 15.8%
Closed Sales	24	<b>23</b>	- 4.2%	230	<b>236</b>	+ 2.6%
Days on Market Until Sale	26	<b>23</b>	- 11.5%	42	<b>31</b>	- 26.2%
Median Sales Price*	\$150,000	<b>\$215,000</b>	+ 43.3%	\$181,125	<b>\$188,000</b>	+ 3.8%
Average Sales Price*	\$187,418	<b>\$241,822</b>	+ 29.0%	\$212,924	<b>\$215,981</b>	+ 1.4%
Percent of List Price Received*	97.2%	<b>98.8%</b>	+ 1.6%	97.8%	<b>97.8%</b>	0.0%
Inventory of Homes for Sale	74	<b>43</b>	- 41.9%	--	--	--
Months Supply of Inventory	3.0	<b>1.6</b>	- 46.7%	--	--	--

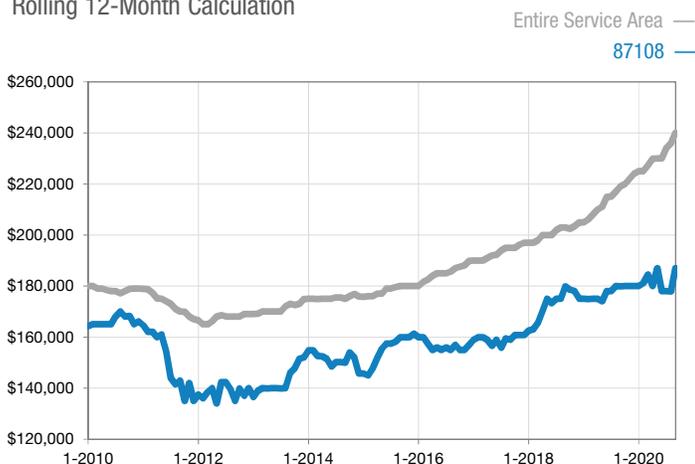
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	2	<b>2</b>	0.0%	33	<b>46</b>	+ 39.4%
Pending Sales	1	<b>2</b>	+ 100.0%	25	<b>31</b>	+ 24.0%
Closed Sales	2	<b>3</b>	+ 50.0%	29	<b>29</b>	0.0%
Days on Market Until Sale	83	<b>55</b>	- 33.7%	58	<b>27</b>	- 53.4%
Median Sales Price*	\$218,965	<b>\$70,000</b>	- 68.0%	\$124,000	<b>\$122,500</b>	- 1.2%
Average Sales Price*	\$218,965	<b>\$87,500</b>	- 60.0%	\$170,103	<b>\$149,372</b>	- 12.2%
Percent of List Price Received*	98.1%	<b>97.8%</b>	- 0.3%	96.0%	<b>97.0%</b>	+ 1.0%
Inventory of Homes for Sale	7	<b>5</b>	- 28.6%	--	--	--
Months Supply of Inventory	2.3	<b>1.6</b>	- 30.4%	--	--	--

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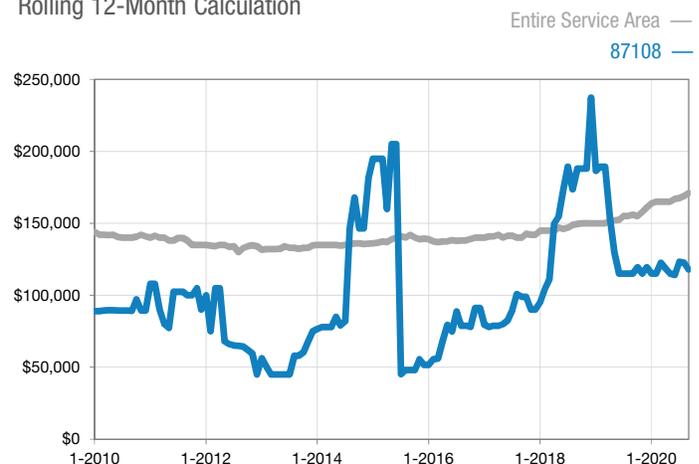
### Median Sales Price - Single-Family Detached

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.