

Local Market Update for September 2020

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



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Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	15	19	+ 26.7%	167	166	- 0.6%
Pending Sales	10	16	+ 60.0%	115	129	+ 12.2%
Closed Sales	13	16	+ 23.1%	109	113	+ 3.7%
Days on Market Until Sale	61	43	- 29.5%	45	44	- 2.2%
Median Sales Price*	\$167,000	\$192,000	+ 15.0%	\$167,000	\$161,500	- 3.3%
Average Sales Price*	\$181,731	\$194,391	+ 7.0%	\$184,062	\$171,525	- 6.8%
Percent of List Price Received*	94.0%	99.3%	+ 5.6%	97.6%	97.0%	- 0.6%
Inventory of Homes for Sale	44	25	- 43.2%	--	--	--
Months Supply of Inventory	3.8	2.0	- 47.4%	--	--	--

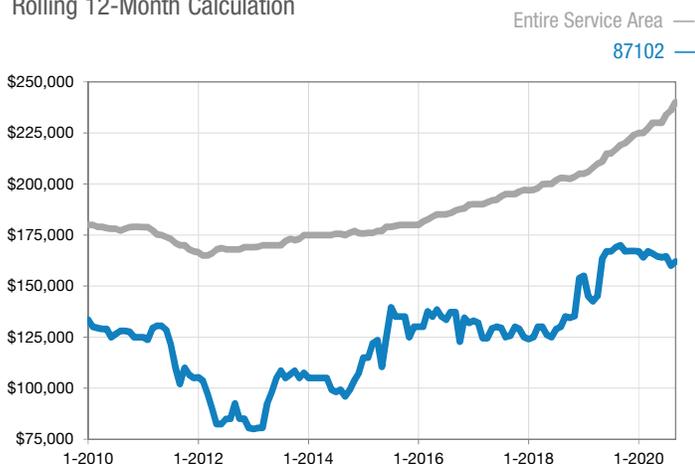
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	11	6	- 45.5%	80	76	- 5.0%
Pending Sales	3	8	+ 166.7%	39	44	+ 12.8%
Closed Sales	0	3	--	33	42	+ 27.3%
Days on Market Until Sale	--	80	--	63	48	- 23.8%
Median Sales Price*	--	\$200,000	--	\$185,000	\$199,500	+ 7.8%
Average Sales Price*	--	\$207,317	--	\$194,781	\$208,856	+ 7.2%
Percent of List Price Received*	--	96.8%	--	97.3%	97.7%	+ 0.4%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	6.4	4.3	- 32.8%	--	--	--

* 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.

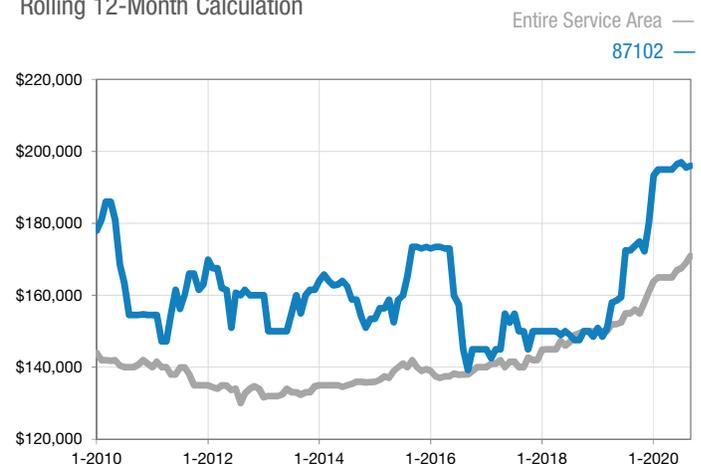
Median Sales Price - Single-Family Detached

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.