

Local Market Update for September 2020

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	5	8	+ 60.0%	46	49	+ 6.5%
Pending Sales	2	6	+ 200.0%	32	43	+ 34.4%
Closed Sales	4	6	+ 50.0%	31	37	+ 19.4%
Days on Market Until Sale	56	65	+ 16.1%	51	33	- 35.3%
Median Sales Price*	\$306,500	\$265,250	- 13.5%	\$240,000	\$265,000	+ 10.4%
Average Sales Price*	\$306,000	\$296,417	- 3.1%	\$241,710	\$284,346	+ 17.6%
Percent of List Price Received*	95.3%	98.3%	+ 3.1%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	4.4	0.8	- 81.8%	--	--	--

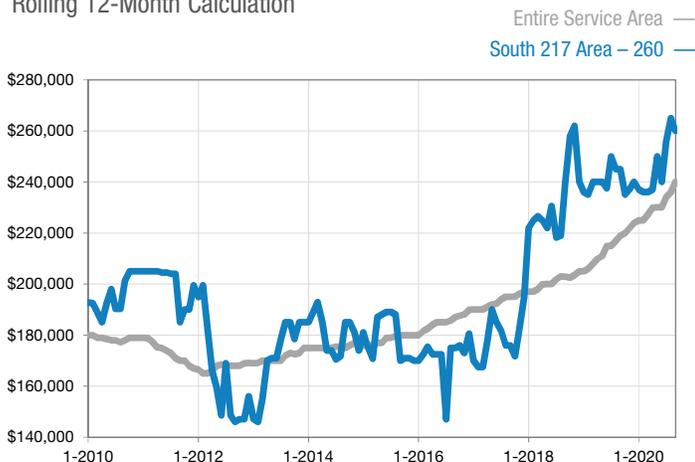
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	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.