

Local Market Update for September 2020

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	25	23	- 8.0%	238	219	- 8.0%
Pending Sales	19	16	- 15.8%	186	200	+ 7.5%
Closed Sales	20	17	- 15.0%	183	182	- 0.5%
Days on Market Until Sale	22	13	- 40.9%	32	25	- 21.9%
Median Sales Price*	\$284,900	\$290,000	+ 1.8%	\$252,500	\$267,000	+ 5.7%
Average Sales Price*	\$299,788	\$279,141	- 6.9%	\$262,351	\$290,125	+ 10.6%
Percent of List Price Received*	99.5%	100.3%	+ 0.8%	98.6%	99.0%	+ 0.4%
Inventory of Homes for Sale	38	17	- 55.3%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--

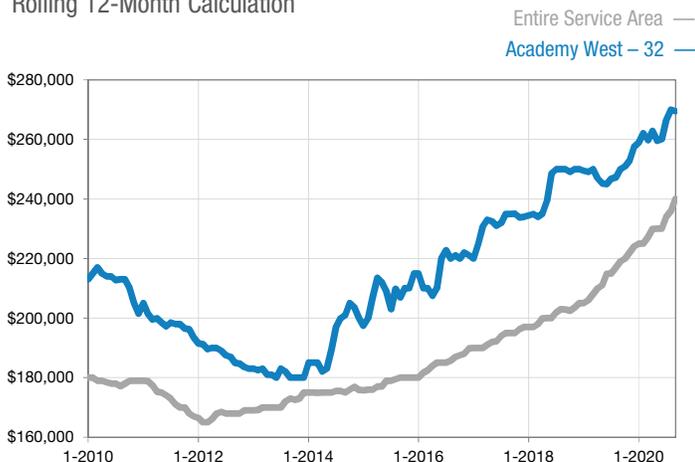
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	11	21	+ 90.9%	124	137	+ 10.5%
Pending Sales	14	22	+ 57.1%	91	128	+ 40.7%
Closed Sales	14	14	0.0%	90	114	+ 26.7%
Days on Market Until Sale	24	18	- 25.0%	32	20	- 37.5%
Median Sales Price*	\$142,250	\$189,250	+ 33.0%	\$148,950	\$174,500	+ 17.2%
Average Sales Price*	\$153,129	\$176,850	+ 15.5%	\$157,149	\$183,351	+ 16.7%
Percent of List Price Received*	97.5%	100.3%	+ 2.9%	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	27	6	- 77.8%	--	--	--
Months Supply of Inventory	2.7	0.4	- 85.2%	--	--	--

* 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.

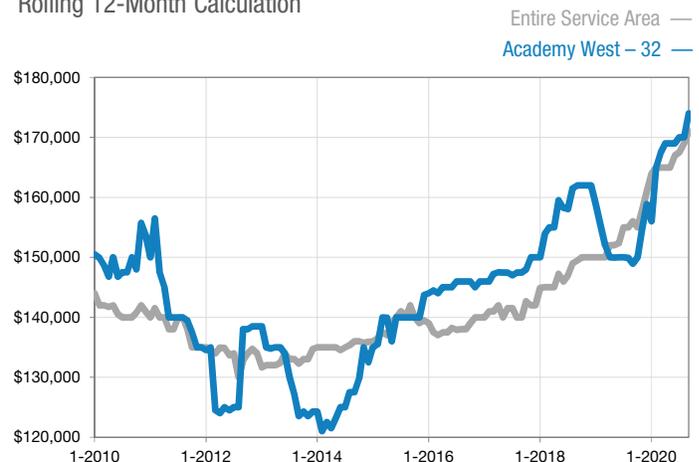
Median Sales Price - Single-Family Detached

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.