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		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 9-2019**	**Thru 9-2020**	Percent Change
New Listings	39	**55**	+ 41.0%	365	**381**	+ 4.4%
Pending Sales	27	**47**	+ 74.1%	306	**323**	+ 5.6%
Closed Sales	38	**36**	- 5.3%	289	**269**	- 6.9%
Days on Market Until Sale	26	**23**	- 11.5%	46	**31**	- 32.6%
Median Sales Price*	$169,000	**$166,250**	- 1.6%	$155,000	**$174,000**	+ 12.3%
Average Sales Price*	$201,787	**$183,143**	- 9.2%	$177,053	**$199,311**	+ 12.6%
Percent of List Price Received*	96.6%	**100.9%**	+ 4.5%	97.8%	**98.7%**	+ 0.9%
Inventory of Homes for Sale	71	**49**	- 31.0%	--	**--**	--
Months Supply of Inventory	2.2	**1.5**	- 31.8%	--	**--**	--

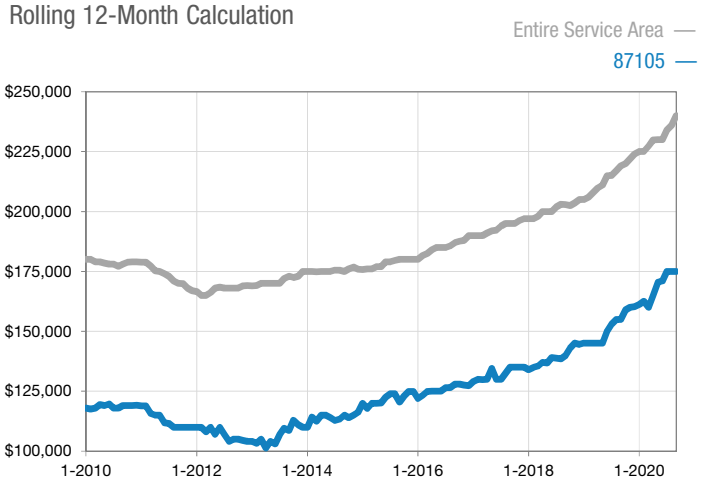
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 9-2019**	**Thru 9-2020**	Percent Change
New Listings	0	**2**	--	9	**17**	+ 88.9%
Pending Sales	2	**2**	0.0%	7	**16**	+ 128.6%
Closed Sales	0	**0**	0.0%	7	**13**	+ 85.7%
Days on Market Until Sale	--	**--**	--	57	**19**	- 66.7%
Median Sales Price*	--	**--**	--	$58,000	**$120,000**	+ 106.9%
Average Sales Price*	--	**--**	--	$71,898	**$123,646**	+ 72.0%
Percent of List Price Received*	--	**--**	--	91.7%	**96.4%**	+ 5.1%
Inventory of Homes for Sale	3	**1**	- 66.7%	--	**--**	--
Months Supply of Inventory	1.9	**0.5**	- 73.7%	--	**--**	--

* 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.

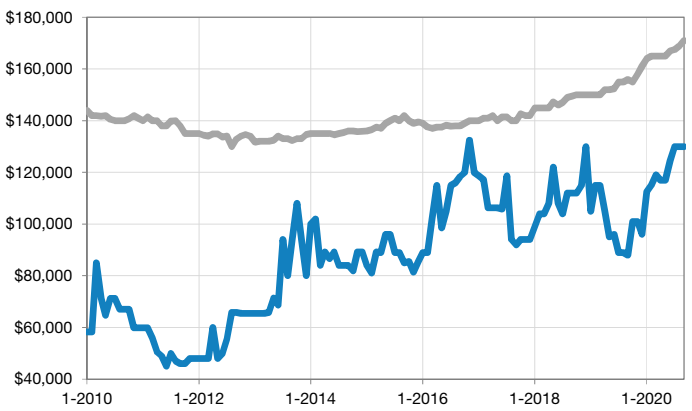
Median Sales Price - Single-Family Detached

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.