

# Local Market Update for September 2020

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

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	18	24	+ 33.3%	217	213	- 1.8%
Pending Sales	14	22	+ 57.1%	146	157	+ 7.5%
Closed Sales	17	16	- 5.9%	137	134	- 2.2%
Days on Market Until Sale	25	42	+ 68.0%	42	44	+ 4.8%
Median Sales Price*	\$240,000	<b>\$227,500</b>	- 5.2%	\$200,000	<b>\$197,750</b>	- 1.1%
Average Sales Price*	\$240,011	<b>\$274,775</b>	+ 14.5%	\$246,551	<b>\$234,259</b>	- 5.0%
Percent of List Price Received*	97.2%	<b>97.7%</b>	+ 0.5%	97.0%	<b>96.8%</b>	- 0.2%
Inventory of Homes for Sale	53	26	- 50.9%	--	--	--
Months Supply of Inventory	3.7	1.7	- 54.1%	--	--	--

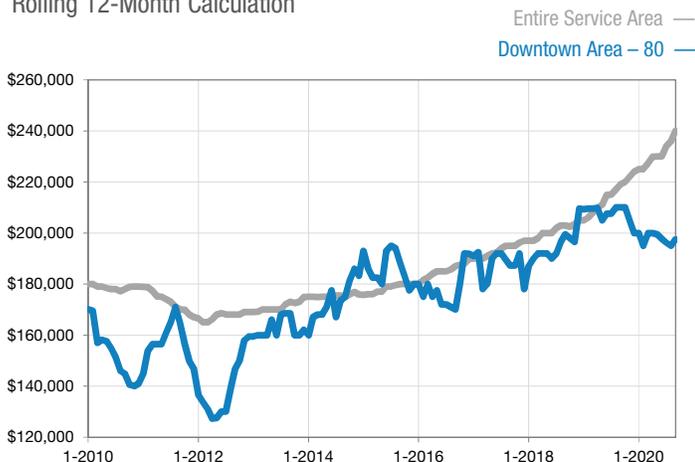
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	14	11	- 21.4%	110	120	+ 9.1%
Pending Sales	4	11	+ 175.0%	56	70	+ 25.0%
Closed Sales	1	7	+ 600.0%	49	67	+ 36.7%
Days on Market Until Sale	0	38	--	53	40	- 24.5%
Median Sales Price*	\$245,000	<b>\$260,000</b>	+ 6.1%	\$219,000	<b>\$214,250</b>	- 2.2%
Average Sales Price*	\$245,000	<b>\$230,850</b>	- 5.8%	\$216,330	<b>\$224,781</b>	+ 3.9%
Percent of List Price Received*	100.0%	<b>98.4%</b>	- 1.6%	97.2%	<b>97.7%</b>	+ 0.5%
Inventory of Homes for Sale	37	30	- 18.9%	--	--	--
Months Supply of Inventory	6.9	3.8	- 44.9%	--	--	--

\* 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.

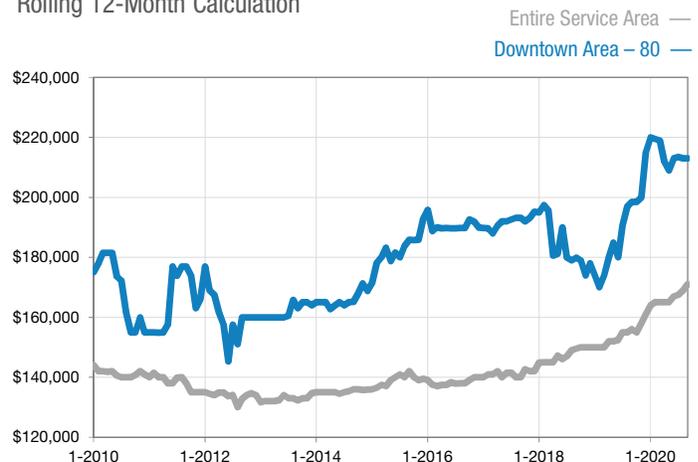
### Median Sales Price - Single-Family Detached

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.