

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	26	24	- 7.7%	309	295	- 4.5%
Pending Sales	16	23	+ 43.8%	215	238	+ 10.7%
Closed Sales	26	23	- 11.5%	214	227	+ 6.1%
Days on Market Until Sale	48	23	- 52.1%	48	42	- 12.5%
Median Sales Price*	\$248,750	\$257,000	+ 3.3%	\$239,900	\$283,000	+ 18.0%
Average Sales Price*	\$287,565	\$327,146	+ 13.8%	\$316,735	\$367,568	+ 16.0%
Percent of List Price Received*	98.0%	100.9%	+ 3.0%	96.9%	98.7%	+ 1.9%
Inventory of Homes for Sale	74	31	- 58.1%	--	--	--
Months Supply of Inventory	3.3	1.3	- 60.6%	--	--	--

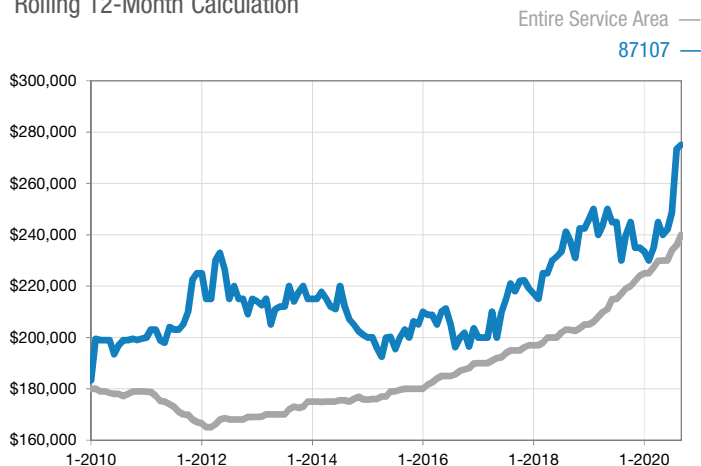
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	11	8	- 27.3%	69	68	- 1.4%
Pending Sales	5	5	0.0%	48	59	+ 22.9%
Closed Sales	5	5	0.0%	43	54	+ 25.6%
Days on Market Until Sale	7	23	+ 228.6%	28	20	- 28.6%
Median Sales Price*	\$199,000	\$217,000	+ 9.0%	\$169,000	\$182,000	+ 7.7%
Average Sales Price*	\$251,000	\$234,700	- 6.5%	\$189,512	\$201,769	+ 6.5%
Percent of List Price Received*	100.3%	99.1%	- 1.2%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--

* 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.

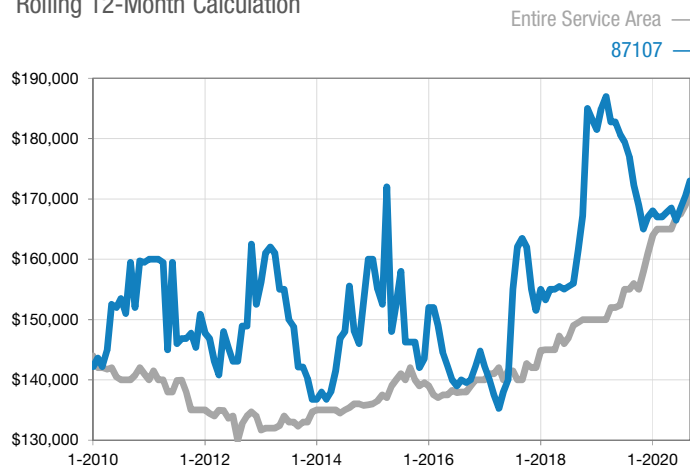
Median Sales Price - Single-Family Detached

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.