

Local Market Update for September 2020

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	8	10	+ 25.0%	85	62	- 27.1%
Pending Sales	4	9	+ 125.0%	53	49	- 7.5%
Closed Sales	7	8	+ 14.3%	50	44	- 12.0%
Days on Market Until Sale	40	34	- 15.0%	45	53	+ 17.8%
Median Sales Price*	\$299,000	\$402,000	+ 34.4%	\$264,000	\$266,800	+ 1.1%
Average Sales Price*	\$280,714	\$390,940	+ 39.3%	\$283,424	\$321,904	+ 13.6%
Percent of List Price Received*	98.1%	95.0%	- 3.2%	97.5%	96.2%	- 1.3%
Inventory of Homes for Sale	27	10	- 63.0%	--	--	--
Months Supply of Inventory	5.2	1.8	- 65.4%	--	--	--

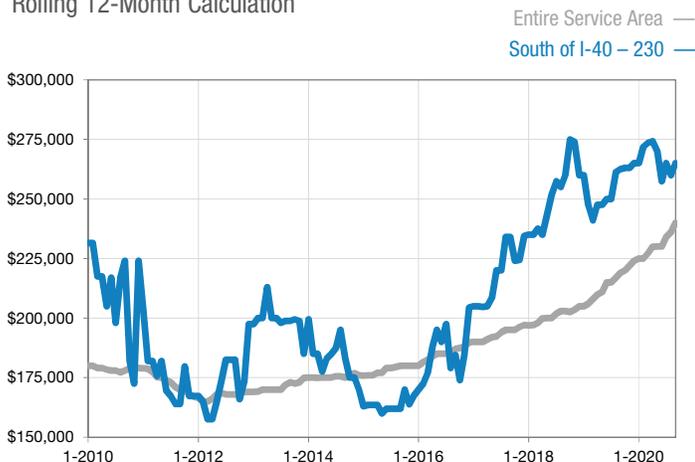
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.