

Local Market Update for September 2020

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



87104

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	14	21	+ 50.0%	163	175	+ 7.4%
Pending Sales	13	16	+ 23.1%	110	117	+ 6.4%
Closed Sales	10	6	- 40.0%	107	109	+ 1.9%
Days on Market Until Sale	19	39	+ 105.3%	41	33	- 19.5%
Median Sales Price*	\$309,095	\$267,500	- 13.5%	\$292,000	\$250,000	- 14.4%
Average Sales Price*	\$324,038	\$384,667	+ 18.7%	\$337,727	\$325,209	- 3.7%
Percent of List Price Received*	99.6%	98.4%	- 1.2%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	40	21	- 47.5%	--	--	--
Months Supply of Inventory	3.5	1.7	- 51.4%	--	--	--

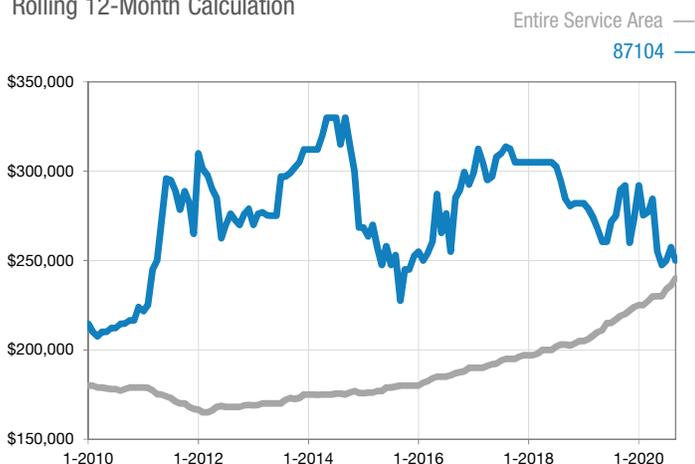
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	44	54	+ 22.7%
Pending Sales	3	3	0.0%	29	34	+ 17.2%
Closed Sales	3	3	0.0%	26	34	+ 30.8%
Days on Market Until Sale	5	9	+ 80.0%	39	33	- 15.4%
Median Sales Price*	\$152,000	\$285,000	+ 87.5%	\$239,000	\$242,500	+ 1.5%
Average Sales Price*	\$178,967	\$281,333	+ 57.2%	\$240,581	\$227,788	- 5.3%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	97.4%	98.1%	+ 0.7%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	4.5	2.6	- 42.2%	--	--	--

* 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.

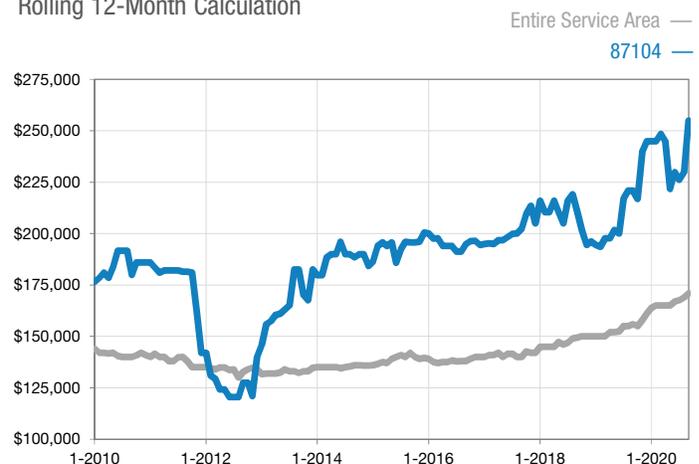
Median Sales Price - Single-Family Detached

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.