

Local Market Update for September 2020

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



Manzano Mountain – 231

North of Hwy 55 / CR B076, South of CR A072, West of Riley Rd (GRA 027), East of Manzano Mountains

| Single-Family Detached | September | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 9-2019 | Thru 9-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 1 | 0 | - 100.0% | 8 | 8 | 0.0% |
| Pending Sales | 0 | 1 | -- | 1 | 6 | + 500.0% |
| Closed Sales | 0 | 1 | -- | 1 | 4 | + 300.0% |
| Days on Market Until Sale | -- | 6 | -- | 83 | 59 | - 28.9% |
| Median Sales Price* | -- | \$185,000 | -- | \$230,000 | \$145,150 | - 36.9% |
| Average Sales Price* | -- | \$185,000 | -- | \$230,000 | \$158,450 | - 31.1% |
| Percent of List Price Received* | -- | 97.4% | -- | 100.0% | 95.3% | - 4.7% |
| Inventory of Homes for Sale | 7 | 4 | - 42.9% | -- | -- | -- |
| Months Supply of Inventory | 7.0 | 3.5 | - 50.0% | -- | -- | -- |

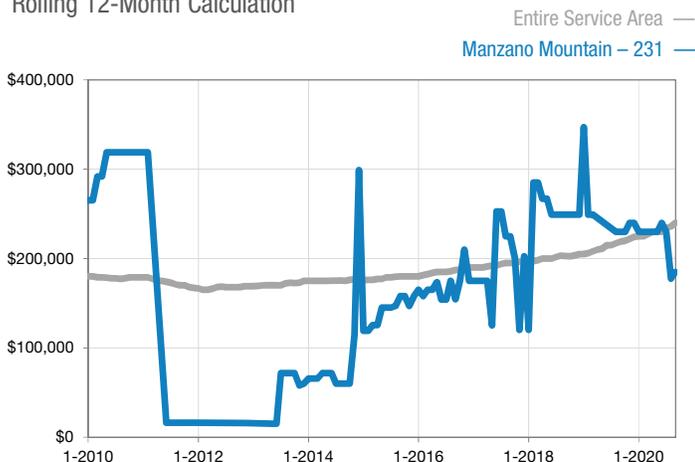
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | September | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|-------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 9-2019 | Thru 9-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 1 | -- | 0 | 1 | -- |
| Pending Sales | 0 | 1 | -- | 0 | 1 | -- |
| 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.