

Local Market Update for September 2020

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



87002

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	25	25	0.0%	238	187	- 21.4%
Pending Sales	16	18	+ 12.5%	160	182	+ 13.8%
Closed Sales	21	19	- 9.5%	147	164	+ 11.6%
Days on Market Until Sale	88	36	- 59.1%	80	67	- 16.3%
Median Sales Price*	\$175,000	\$150,000	- 14.3%	\$151,000	\$153,950	+ 2.0%
Average Sales Price*	\$181,056	\$144,304	- 20.3%	\$160,785	\$165,364	+ 2.8%
Percent of List Price Received*	97.4%	97.0%	- 0.4%	97.5%	98.0%	+ 0.5%
Inventory of Homes for Sale	103	38	- 63.1%	--	--	--
Months Supply of Inventory	6.3	2.0	- 68.3%	--	--	--

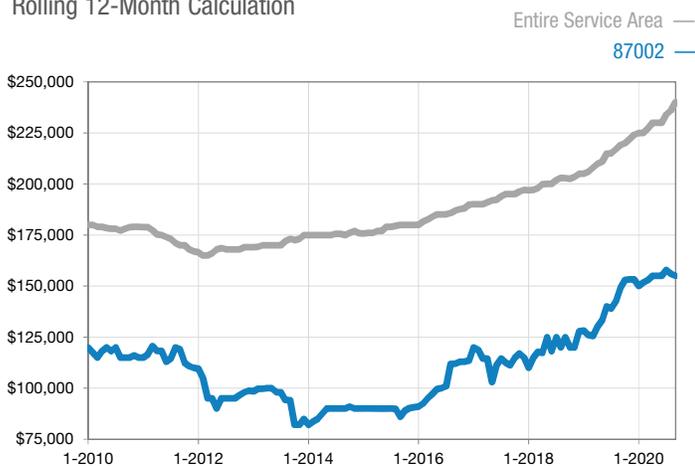
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	2	2	0.0%	15	19	+ 26.7%
Pending Sales	1	2	+ 100.0%	13	13	0.0%
Closed Sales	4	2	- 50.0%	14	10	- 28.6%
Days on Market Until Sale	23	37	+ 60.9%	79	28	- 64.6%
Median Sales Price*	\$112,000	\$161,500	+ 44.2%	\$90,712	\$121,000	+ 33.4%
Average Sales Price*	\$110,500	\$161,500	+ 46.2%	\$94,016	\$120,390	+ 28.1%
Percent of List Price Received*	98.5%	95.2%	- 3.4%	95.5%	93.1%	- 2.5%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--

* 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.

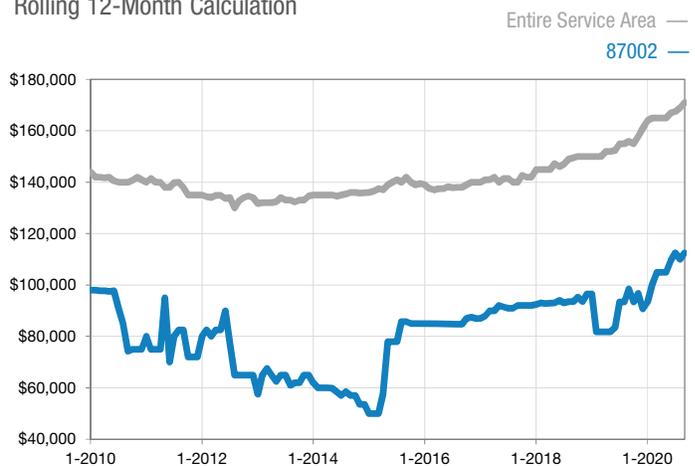
Median Sales Price - Single-Family Detached

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.