

# Local Market Update for September 2020

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



## 87114

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	136	<b>139</b>	+ 2.2%	1,377	<b>1,159</b>	- 15.8%
Pending Sales	87	<b>118</b>	+ 35.6%	1,075	<b>1,052</b>	- 2.1%
Closed Sales	107	<b>134</b>	+ 25.2%	1,039	<b>969</b>	- 6.7%
Days on Market Until Sale	33	<b>15</b>	- 54.5%	35	<b>22</b>	- 37.1%
Median Sales Price*	\$245,000	<b>\$268,500</b>	+ 9.6%	\$227,500	<b>\$250,000</b>	+ 9.9%
Average Sales Price*	\$262,017	<b>\$298,722</b>	+ 14.0%	\$247,652	<b>\$272,717</b>	+ 10.1%
Percent of List Price Received*	98.6%	<b>100.0%</b>	+ 1.4%	98.9%	<b>99.6%</b>	+ 0.7%
Inventory of Homes for Sale	231	<b>90</b>	- 61.0%	--	--	--
Months Supply of Inventory	2.1	<b>0.8</b>	- 61.9%	--	--	--

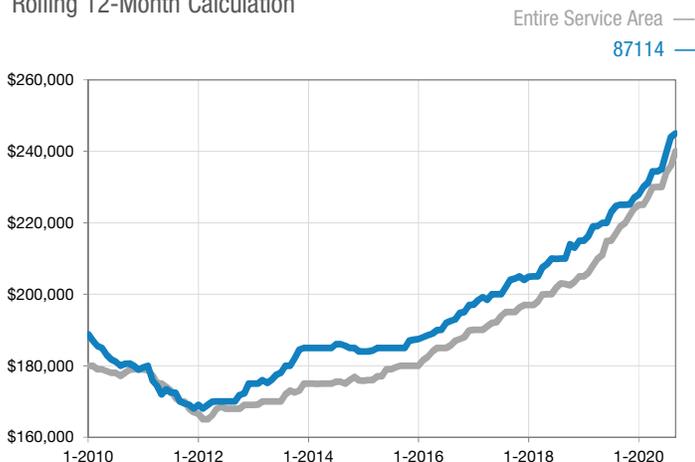
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>4</b>	0.0%	42	<b>37</b>	- 11.9%
Pending Sales	5	<b>3</b>	- 40.0%	33	<b>36</b>	+ 9.1%
Closed Sales	7	<b>4</b>	- 42.9%	31	<b>32</b>	+ 3.2%
Days on Market Until Sale	38	<b>2</b>	- 94.7%	28	<b>10</b>	- 64.3%
Median Sales Price*	\$165,000	<b>\$156,155</b>	- 5.4%	\$124,500	<b>\$134,950</b>	+ 8.4%
Average Sales Price*	\$157,986	<b>\$191,261</b>	+ 21.1%	\$145,458	<b>\$159,050</b>	+ 9.3%
Percent of List Price Received*	99.6%	<b>102.9%</b>	+ 3.3%	99.2%	<b>99.9%</b>	+ 0.7%
Inventory of Homes for Sale	5	<b>1</b>	- 80.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.3</b>	- 80.0%	--	--	--

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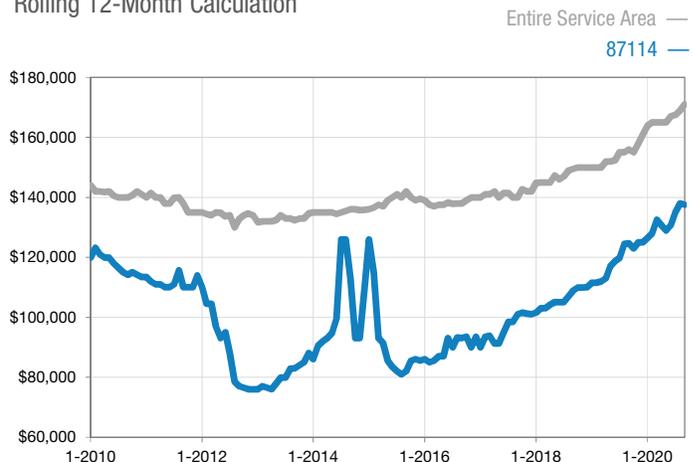
### Median Sales Price - Single-Family Detached

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.