

Local Market Update for September 2020

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



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Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	117	139	+ 18.8%	1,174	1,249	+ 6.4%
Pending Sales	88	140	+ 59.1%	934	1,081	+ 15.7%
Closed Sales	98	112	+ 14.3%	892	933	+ 4.6%
Days on Market Until Sale	39	21	- 46.2%	36	31	- 13.9%
Median Sales Price*	\$225,000	\$247,495	+ 10.0%	\$217,000	\$234,990	+ 8.3%
Average Sales Price*	\$240,778	\$270,771	+ 12.5%	\$238,691	\$252,781	+ 5.9%
Percent of List Price Received*	99.2%	100.2%	+ 1.0%	99.1%	99.8%	+ 0.7%
Inventory of Homes for Sale	238	134	- 43.7%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--

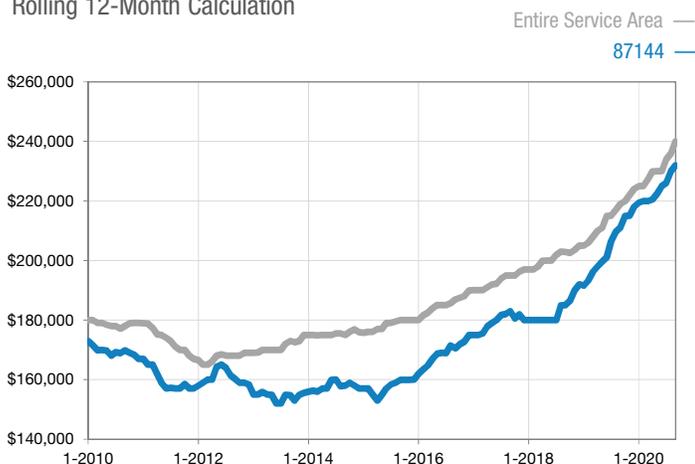
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	0	11	--	3	18	+ 500.0%
Pending Sales	1	9	+ 800.0%	2	12	+ 500.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Days on Market Until Sale	--	33	--	0	12	--
Median Sales Price*	--	\$203,340	--	\$1,200,000	\$180,000	- 85.0%
Average Sales Price*	--	\$203,340	--	\$1,200,000	\$177,113	- 85.2%
Percent of List Price Received*	--	100.0%	--	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.2	--	--	--	--

* 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.

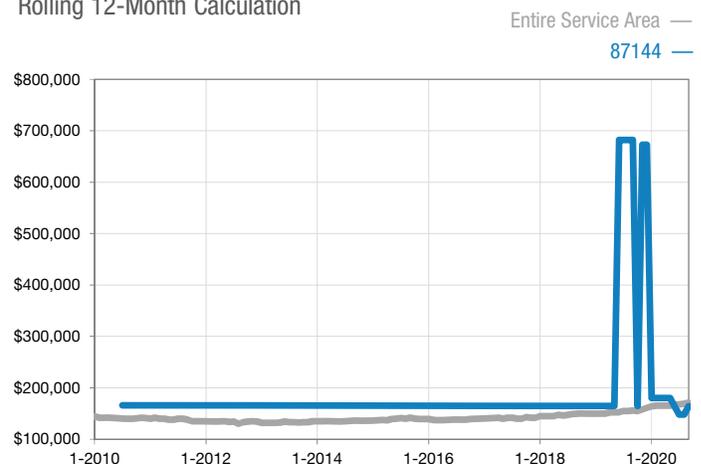
Median Sales Price - Single-Family Detached

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.