

Local Market Update for September 2020

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



87109

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	44	39	- 11.4%	416	357	- 14.2%
Pending Sales	36	30	- 16.7%	315	326	+ 3.5%
Closed Sales	30	27	- 10.0%	303	298	- 1.7%
Days on Market Until Sale	22	10	- 54.5%	30	22	- 26.7%
Median Sales Price*	\$284,900	\$299,000	+ 4.9%	\$266,000	\$288,250	+ 8.4%
Average Sales Price*	\$295,055	\$300,357	+ 1.8%	\$276,915	\$300,553	+ 8.5%
Percent of List Price Received*	99.1%	100.3%	+ 1.2%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	72	25	- 65.3%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

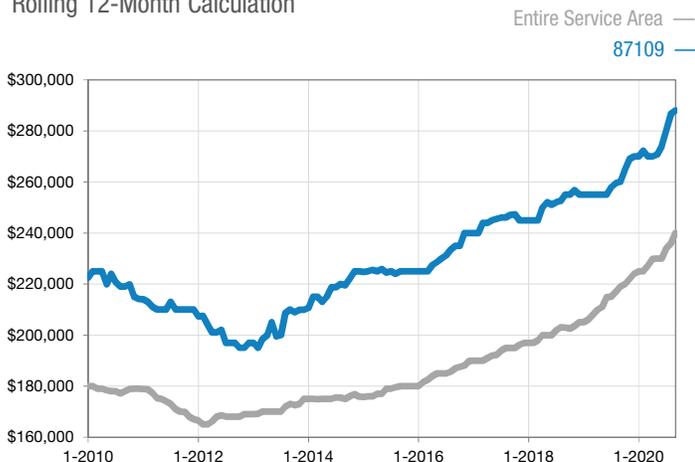
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	14	24	+ 71.4%	148	156	+ 5.4%
Pending Sales	18	27	+ 50.0%	106	149	+ 40.6%
Closed Sales	16	16	0.0%	101	134	+ 32.7%
Days on Market Until Sale	28	18	- 35.7%	34	23	- 32.4%
Median Sales Price*	\$142,250	\$186,750	+ 31.3%	\$145,000	\$175,000	+ 20.7%
Average Sales Price*	\$151,500	\$166,244	+ 9.7%	\$153,650	\$180,745	+ 17.6%
Percent of List Price Received*	97.4%	100.1%	+ 2.8%	98.0%	98.5%	+ 0.5%
Inventory of Homes for Sale	31	6	- 80.6%	--	--	--
Months Supply of Inventory	2.6	0.4	- 84.6%	--	--	--

* 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.

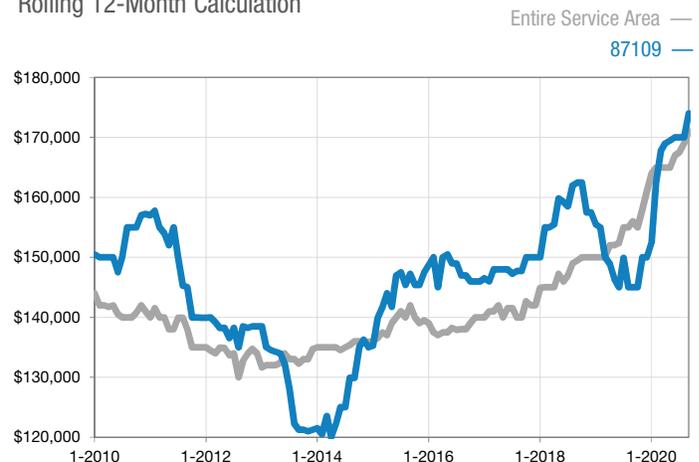
Median Sales Price - Single-Family Detached

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.