

Local Market Update for September 2020

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	97	96	- 1.0%	894	853	- 4.6%
Pending Sales	72	95	+ 31.9%	682	819	+ 20.1%
Closed Sales	80	105	+ 31.3%	651	756	+ 16.1%
Days on Market Until Sale	31	10	- 67.7%	35	22	- 37.1%
Median Sales Price*	\$180,450	\$212,500	+ 17.8%	\$180,000	\$210,000	+ 16.7%
Average Sales Price*	\$197,043	\$226,050	+ 14.7%	\$191,572	\$217,513	+ 13.5%
Percent of List Price Received*	98.2%	100.8%	+ 2.6%	98.6%	99.5%	+ 0.9%
Inventory of Homes for Sale	173	53	- 69.4%	--	--	--
Months Supply of Inventory	2.4	0.6	- 75.0%	--	--	--

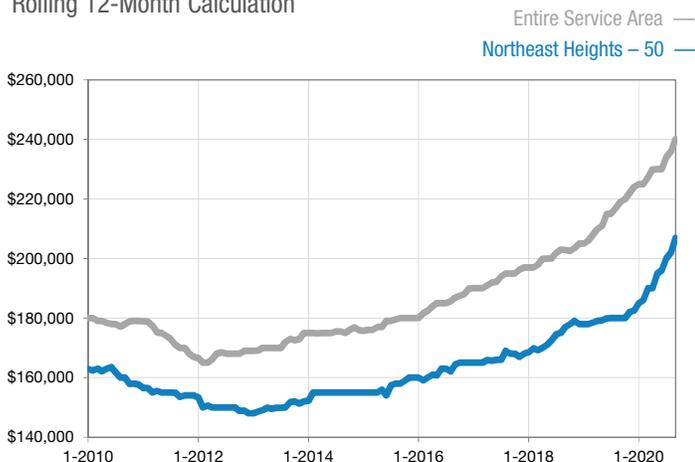
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	7	14	+ 100.0%	129	135	+ 4.7%
Pending Sales	13	14	+ 7.7%	91	120	+ 31.9%
Closed Sales	7	18	+ 157.1%	84	113	+ 34.5%
Days on Market Until Sale	71	21	- 70.4%	29	27	- 6.9%
Median Sales Price*	\$161,500	\$190,000	+ 17.6%	\$173,800	\$174,900	+ 0.6%
Average Sales Price*	\$152,986	\$188,106	+ 23.0%	\$170,738	\$169,332	- 0.8%
Percent of List Price Received*	98.1%	99.5%	+ 1.4%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--

* 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.

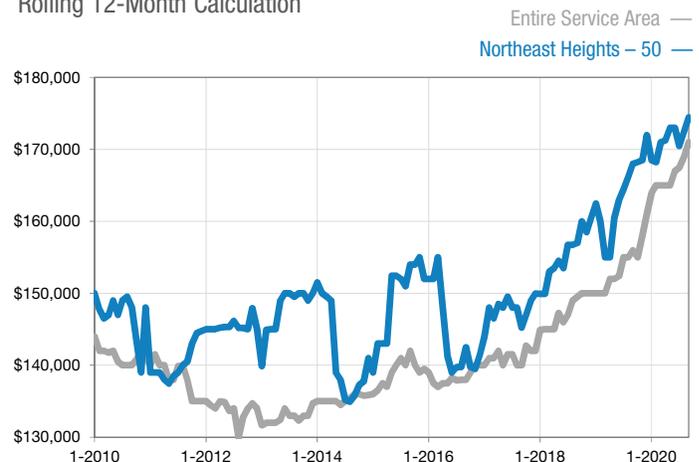
Median Sales Price - Single-Family Detached

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.