

Local Market Update for September 2020

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	4	6	+ 50.0%	58	49	- 15.5%
Pending Sales	5	6	+ 20.0%	32	48	+ 50.0%
Closed Sales	2	8	+ 300.0%	31	40	+ 29.0%
Days on Market Until Sale	43	151	+ 251.2%	85	96	+ 12.9%
Median Sales Price*	\$283,500	\$208,450	- 26.5%	\$235,000	\$187,700	- 20.1%
Average Sales Price*	\$283,500	\$235,173	- 17.0%	\$240,440	\$216,287	- 10.0%
Percent of List Price Received*	99.6%	94.0%	- 5.6%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	8.2	2.7	- 67.1%	--	--	--

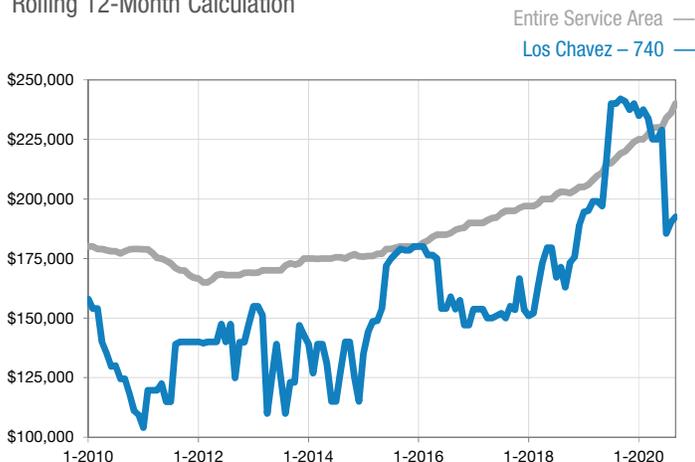
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.