

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	72	66	- 8.3%	635	598	- 5.8%
Pending Sales	45	66	+ 46.7%	510	571	+ 12.0%
Closed Sales	61	68	+ 11.5%	496	514	+ 3.6%
Days on Market Until Sale	32	13	- 59.4%	34	22	- 35.3%
Median Sales Price*	\$201,300	\$218,000	+ 8.3%	\$189,950	\$219,250	+ 15.4%
Average Sales Price*	\$226,716	\$249,214	+ 9.9%	\$212,448	\$236,201	+ 11.2%
Percent of List Price Received*	98.3%	100.3%	+ 2.0%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	96	31	- 67.7%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

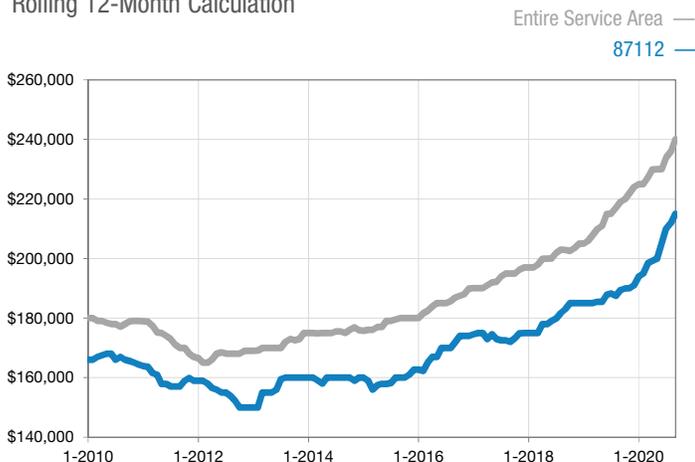
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	6	11	+ 83.3%	72	91	+ 26.4%
Pending Sales	5	10	+ 100.0%	52	85	+ 63.5%
Closed Sales	5	8	+ 60.0%	52	77	+ 48.1%
Days on Market Until Sale	90	70	- 22.2%	27	27	0.0%
Median Sales Price*	\$133,900	\$211,000	+ 57.6%	\$153,900	\$175,000	+ 13.7%
Average Sales Price*	\$138,480	\$238,375	+ 72.1%	\$160,084	\$174,898	+ 9.3%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--

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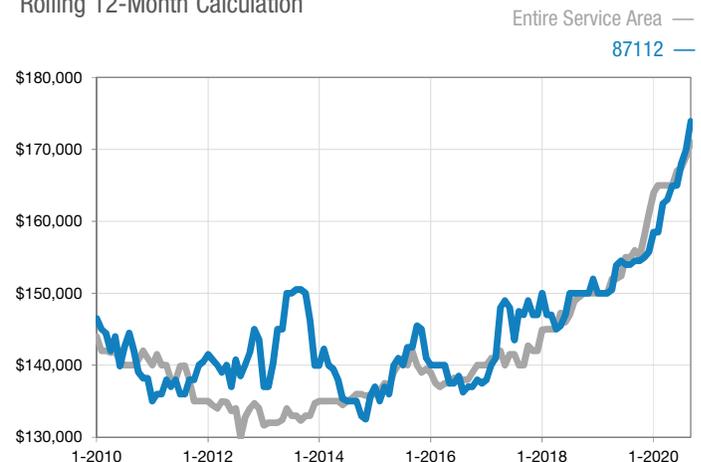
Median Sales Price - Single-Family Detached

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.