Local Market Update for September 2020

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

gaar

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Single-Family Detached

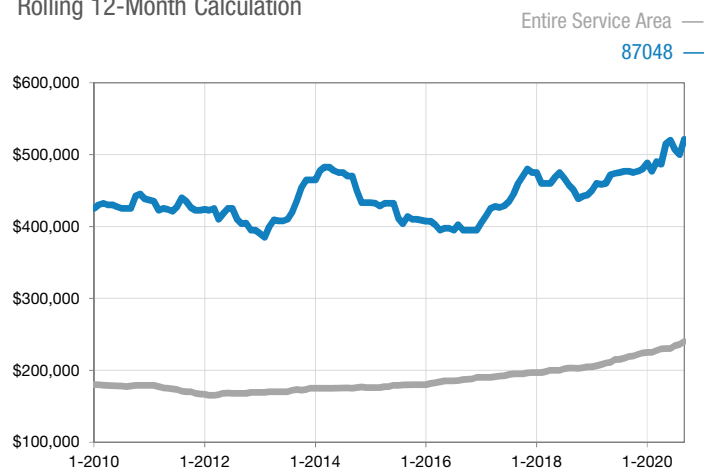| Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	17	19	+ 11.8%	196	144	- 26.5%
Pending Sales	10	13	+ 30.0%	124	108	- 12.9%
Closed Sales	14	5	- 64.3%	127	100	- 21.3%
Days on Market Until Sale	35	5	- 85.7%	61	64	+ 4.9%
Median Sales Price*	$467,500	$630,000	+ 34.8%	$480,000	$540,500	+ 12.6%
Average Sales Price*	$491,157	$670,140	+ 36.4%	$518,084	$565,134	+ 9.1%
Percent of List Price Received*	96.3%	100.7%	+ 4.6%	98.1%	97.5%	- 0.6%
Inventory of Homes for Sale	57	34	- 40.4%	--	--	--
Months Supply of Inventory	4.3	3.0	- 30.2%	--	--	--

* 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

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	1	1	0.0%	7	5	- 28.6%
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	0	0	0.0%	6	4	- 33.3%
Days on Market Until Sale	--	--	--	23	4	- 82.6%
Median Sales Price*	--	--	--	$267,000	$303,500	+ 13.7%
Average Sales Price*	--	--	--	$253,817	$298,808	+ 17.7%
Percent of List Price Received*	--	--	--	97.1%	101.6%	+ 4.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

* 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.
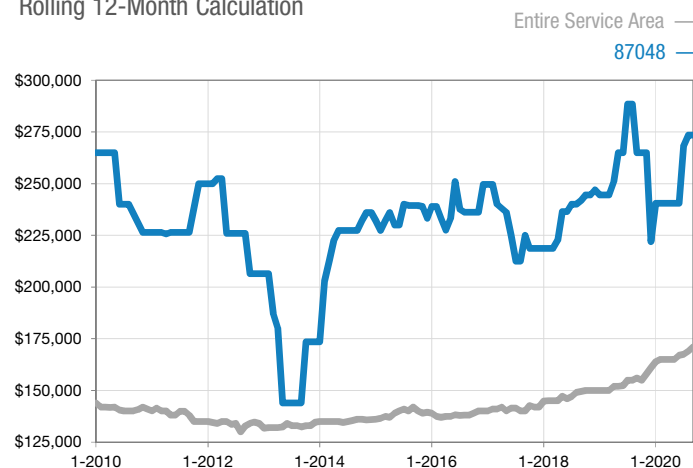
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87048 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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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.