

Local Market Update for September 2020

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	67	99	+ 47.8%	825	848	+ 2.8%
Pending Sales	53	97	+ 83.0%	690	705	+ 2.2%
Closed Sales	74	86	+ 16.2%	660	625	- 5.3%
Days on Market Until Sale	41	23	- 43.9%	44	27	- 38.6%
Median Sales Price*	\$259,990	\$307,250	+ 18.2%	\$250,000	\$274,000	+ 9.6%
Average Sales Price*	\$278,760	\$329,046	+ 18.0%	\$281,006	\$297,858	+ 6.0%
Percent of List Price Received*	98.8%	100.2%	+ 1.4%	98.8%	99.6%	+ 0.8%
Inventory of Homes for Sale	124	84	- 32.3%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

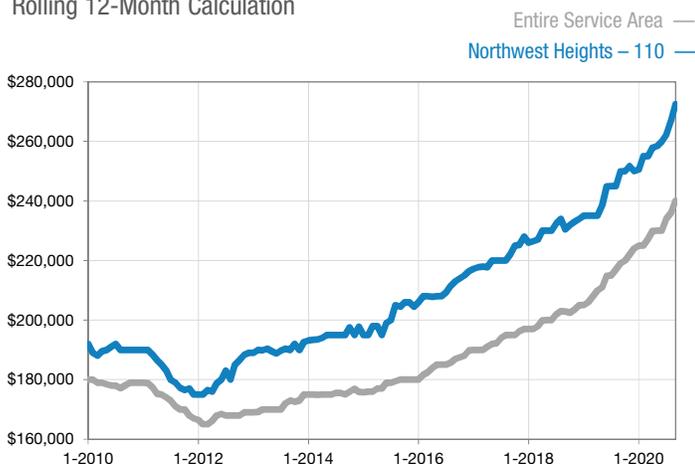
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	6	6	0.0%	55	49	- 10.9%
Pending Sales	7	10	+ 42.9%	46	46	0.0%
Closed Sales	1	5	+ 400.0%	38	38	0.0%
Days on Market Until Sale	122	1	- 99.2%	30	24	- 20.0%
Median Sales Price*	\$303,990	\$160,000	- 47.4%	\$168,500	\$172,500	+ 2.4%
Average Sales Price*	\$303,990	\$247,820	- 18.5%	\$202,648	\$225,298	+ 11.2%
Percent of List Price Received*	99.3%	100.2%	+ 0.9%	98.6%	99.0%	+ 0.4%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

* 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.

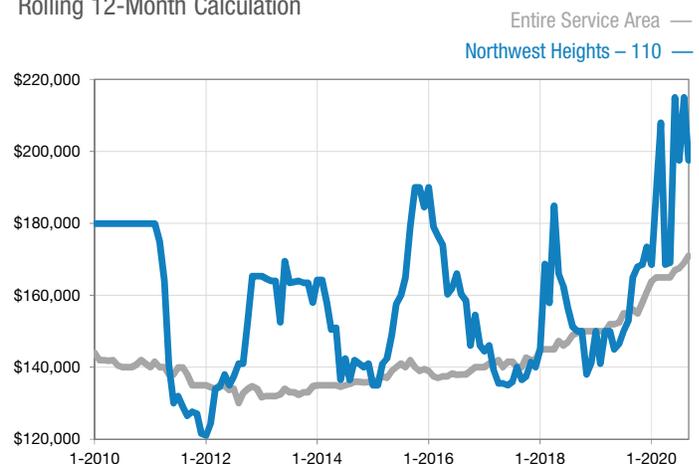
Median Sales Price - Single-Family Detached

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.