

Local Market Update for September 2020

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, 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	18	19	+ 5.6%	175	151	- 13.7%
Pending Sales	17	22	+ 29.4%	138	150	+ 8.7%
Closed Sales	11	12	+ 9.1%	130	132	+ 1.5%
Days on Market Until Sale	20	33	+ 65.0%	33	35	+ 6.1%
Median Sales Price*	\$150,000	\$209,000	+ 39.3%	\$167,750	\$179,700	+ 7.1%
Average Sales Price*	\$167,836	\$206,250	+ 22.9%	\$166,106	\$181,313	+ 9.2%
Percent of List Price Received*	97.4%	98.4%	+ 1.0%	97.7%	98.4%	+ 0.7%
Inventory of Homes for Sale	35	7	- 80.0%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--

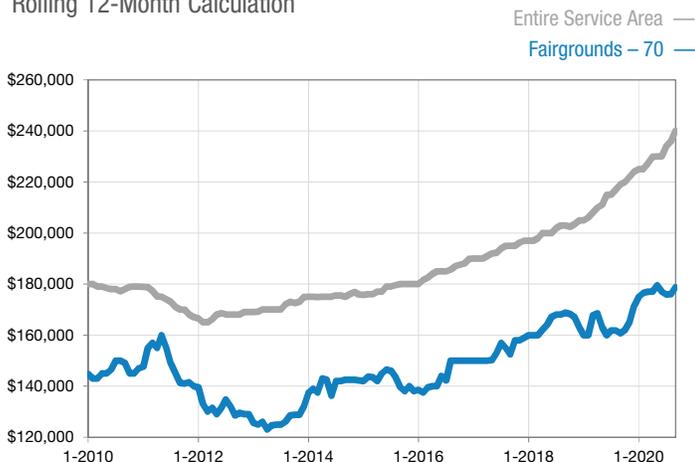
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	0	1	--	6	5	- 16.7%
Pending Sales	0	1	--	4	7	+ 75.0%
Closed Sales	1	1	0.0%	6	6	0.0%
Days on Market Until Sale	76	49	- 35.5%	83	40	- 51.8%
Median Sales Price*	\$65,000	\$70,000	+ 7.7%	\$132,000	\$154,950	+ 17.4%
Average Sales Price*	\$65,000	\$70,000	+ 7.7%	\$119,747	\$130,317	+ 8.8%
Percent of List Price Received*	96.3%	100.1%	+ 3.9%	96.8%	96.9%	+ 0.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	--	--	--	--	--

* 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.

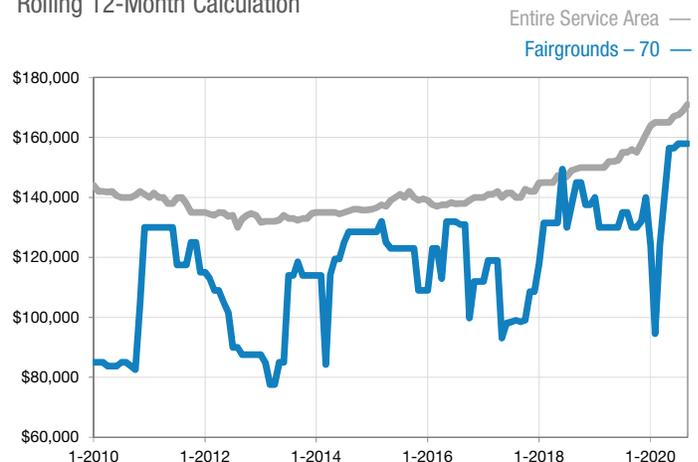
Median Sales Price - Single-Family Detached

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.