

Local Market Update for September 2020

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



87114

Single-Family Detached	September			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	136	139	+ 2.2%	1,377	1,159	- 15.8%
Pending Sales	87	118	+ 35.6%	1,075	1,052	- 2.1%
Closed Sales	107	134	+ 25.2%	1,039	969	- 6.7%
Days on Market Until Sale	33	15	- 54.5%	35	22	- 37.1%
Median Sales Price*	\$245,000	\$268,500	+ 9.6%	\$227,500	\$250,000	+ 9.9%
Average Sales Price*	\$262,017	\$298,722	+ 14.0%	\$247,652	\$272,717	+ 10.1%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	98.9%	99.6%	+ 0.7%
Inventory of Homes for Sale	231	90	- 61.0%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--

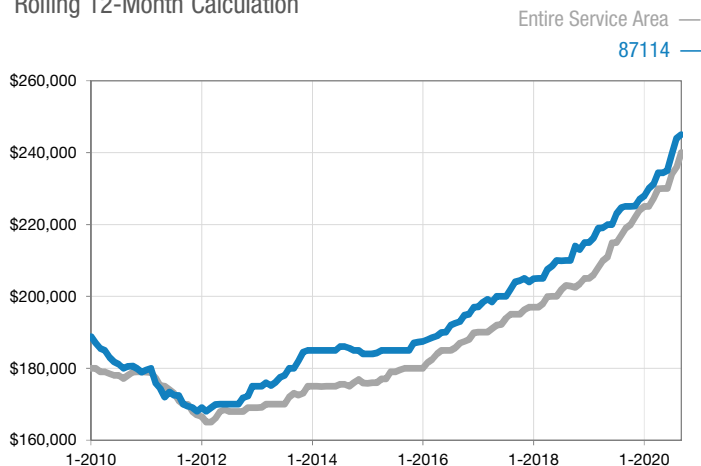
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	4	4	0.0%	42	37	- 11.9%
Pending Sales	5	3	- 40.0%	33	36	+ 9.1%
Closed Sales	7	4	- 42.9%	31	32	+ 3.2%
Days on Market Until Sale	38	2	- 94.7%	28	10	- 64.3%
Median Sales Price*	\$165,000	\$156,155	- 5.4%	\$124,500	\$134,950	+ 8.4%
Average Sales Price*	\$157,986	\$191,261	+ 21.1%	\$145,458	\$159,050	+ 9.3%
Percent of List Price Received*	99.6%	102.9%	+ 3.3%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--

* 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.

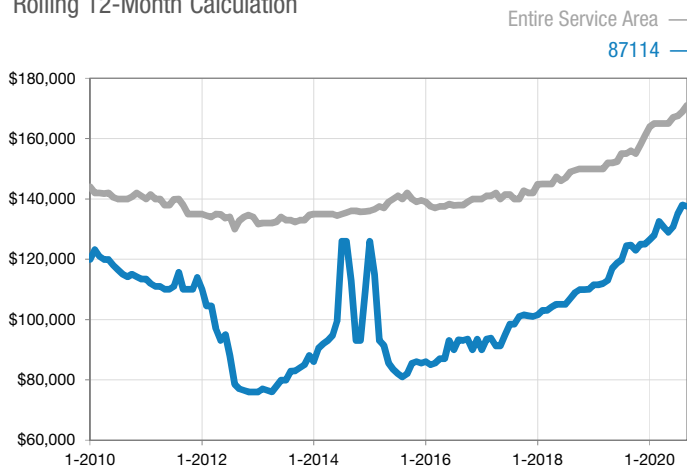
Median Sales Price - Single-Family Detached

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.