

Local Market Update for September 2020

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	83	91	+ 9.6%	792	754	- 4.8%
Pending Sales	59	92	+ 55.9%	703	730	+ 3.8%
Closed Sales	71	80	+ 12.7%	696	643	- 7.6%
Days on Market Until Sale	16	7	- 56.3%	28	21	- 25.0%
Median Sales Price*	\$165,000	\$185,000	+ 12.1%	\$160,000	\$178,000	+ 11.3%
Average Sales Price*	\$165,031	\$188,166	+ 14.0%	\$163,382	\$181,281	+ 11.0%
Percent of List Price Received*	99.2%	100.9%	+ 1.7%	99.4%	99.9%	+ 0.5%
Inventory of Homes for Sale	123	30	- 75.6%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--

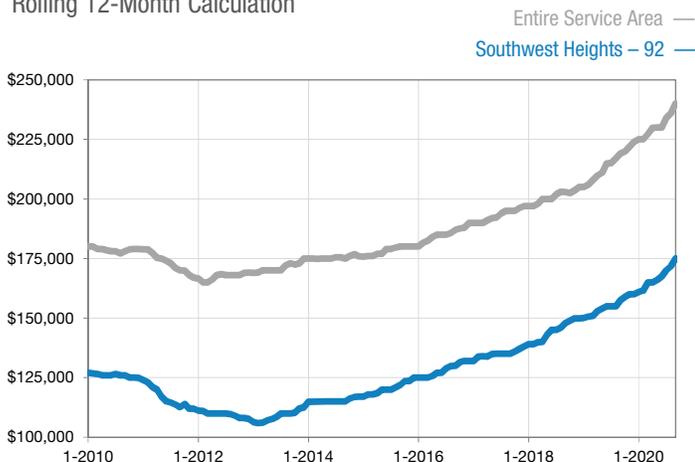
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	26	20	- 23.1%
Pending Sales	1	2	+ 100.0%	21	21	0.0%
Closed Sales	3	1	- 66.7%	21	22	+ 4.8%
Days on Market Until Sale	83	5	- 94.0%	54	51	- 5.6%
Median Sales Price*	\$145,000	\$133,000	- 8.3%	\$115,000	\$136,500	+ 18.7%
Average Sales Price*	\$123,667	\$133,000	+ 7.5%	\$126,266	\$138,123	+ 9.4%
Percent of List Price Received*	87.0%	97.1%	+ 11.6%	97.8%	99.7%	+ 1.9%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	4.6	0.7	- 84.8%	--	--	--

* 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.

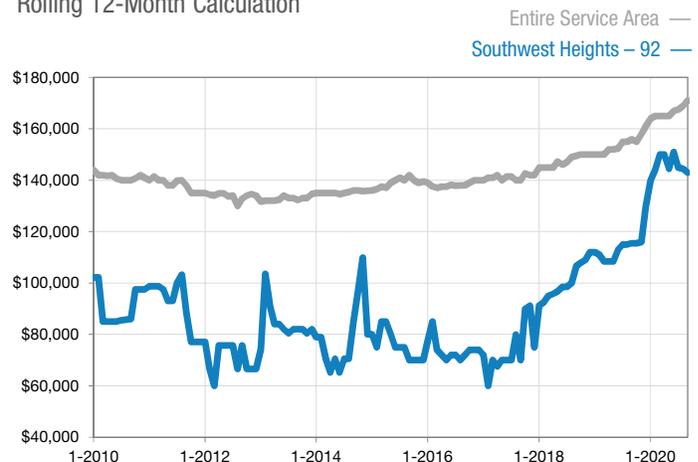
Median Sales Price - Single-Family Detached

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.