Local Market Update for September 2020

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

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Single-Family Detached

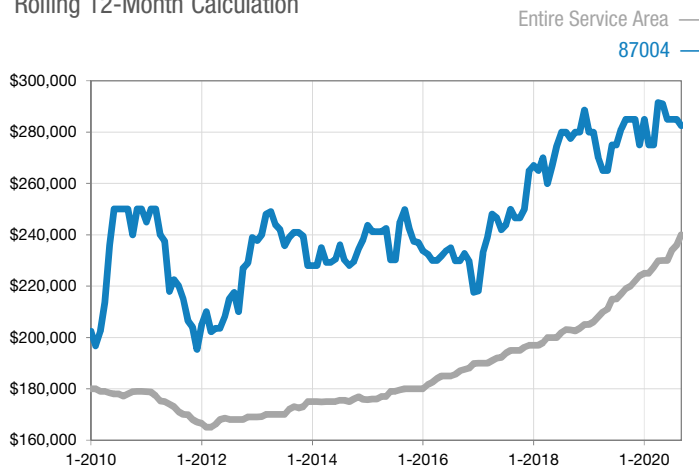| Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	15	9	- 40.0%	134	105	- 21.6%
Pending Sales	9	7	- 22.2%	95	82	- 13.7%
Closed Sales	11	11	0.0%	91	77	- 15.4%
Days on Market Until Sale	46	29	- 37.0%	54	51	- 5.6%
Median Sales Price*	$292,000	$245,000	- 16.1%	$285,000	$285,000	0.0%
Average Sales Price*	$274,568	$247,740	- 9.8%	$280,396	$284,524	+ 1.5%
Percent of List Price Received*	97.7%	100.5%	+ 2.9%	97.4%	98.2%	+ 0.8%
Inventory of Homes for Sale	45	22	- 51.1%	--	--	--
Months Supply of Inventory	4.8	2.5	- 47.9%	--	--	--

* 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

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	4	- 42.9%
Pending Sales	1	1	0.0%	7	4	- 42.9%
Closed Sales	1	0	- 100.0%	6	3	- 50.0%
Days on Market Until Sale	13	--	--	30	12	- 60.0%
Median Sales Price*	$100,000	--	--	$93,500	$78,500	- 16.0%
Average Sales Price*	$100,000	--	--	$98,983	$92,467	- 6.6%
Percent of List Price Received*	101.0%	--	--	98.1%	102.8%	+ 4.8%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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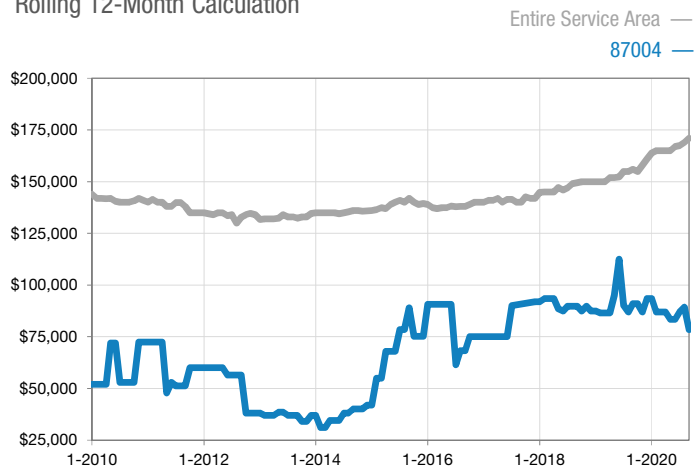
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87004 —

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.