

Local Market Update for September 2020

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	23	31	+ 34.8%	283	254	- 10.2%
Pending Sales	18	38	+ 111.1%	214	221	+ 3.3%
Closed Sales	19	27	+ 42.1%	207	185	- 10.6%
Days on Market Until Sale	25	22	- 12.0%	30	25	- 16.7%
Median Sales Price*	\$350,000	\$500,000	+ 42.9%	\$383,000	\$410,000	+ 7.0%
Average Sales Price*	\$362,574	\$511,489	+ 41.1%	\$434,814	\$440,465	+ 1.3%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	41	23	- 43.9%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

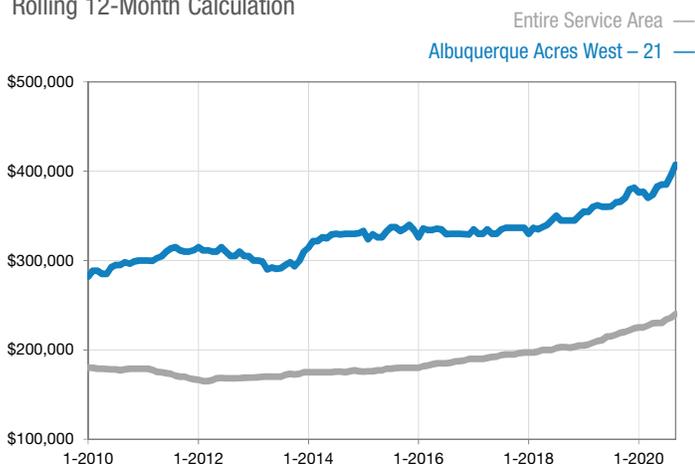
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	1	1	0.0%	8	9	+ 12.5%
Pending Sales	1	1	0.0%	9	9	0.0%
Closed Sales	0	2	--	7	8	+ 14.3%
Days on Market Until Sale	--	6	--	40	4	- 90.0%
Median Sales Price*	--	\$284,250	--	\$194,000	\$215,500	+ 11.1%
Average Sales Price*	--	\$284,250	--	\$219,183	\$231,675	+ 5.7%
Percent of List Price Received*	--	99.2%	--	98.2%	99.9%	+ 1.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

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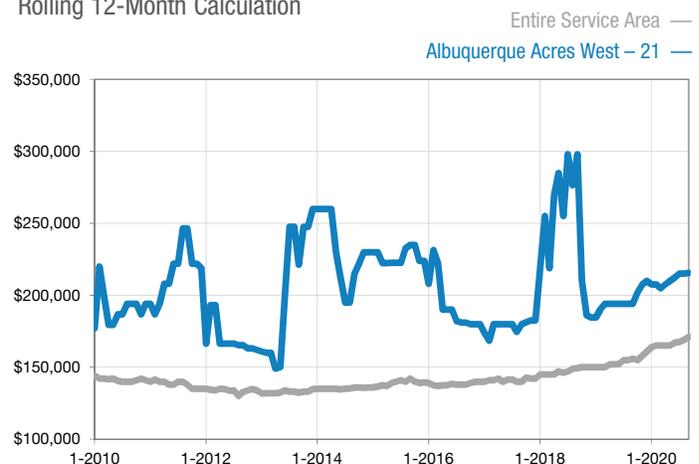
Median Sales Price - Single-Family Detached

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.