

Local Market Update for September 2020

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



UNM – 40

East of I-25, South of I-40, West of San Mateo 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	28	24	- 14.3%	298	296	- 0.7%
Pending Sales	19	16	- 15.8%	200	228	+ 14.0%
Closed Sales	19	26	+ 36.8%	196	218	+ 11.2%
Days on Market Until Sale	53	35	- 34.0%	53	39	- 26.4%
Median Sales Price*	\$267,500	\$330,500	+ 23.6%	\$277,250	\$309,500	+ 11.6%
Average Sales Price*	\$267,195	\$356,966	+ 33.6%	\$308,452	\$335,096	+ 8.6%
Percent of List Price Received*	95.7%	97.1%	+ 1.5%	96.9%	97.7%	+ 0.8%
Inventory of Homes for Sale	77	33	- 57.1%	--	--	--
Months Supply of Inventory	3.7	1.5	- 59.5%	--	--	--

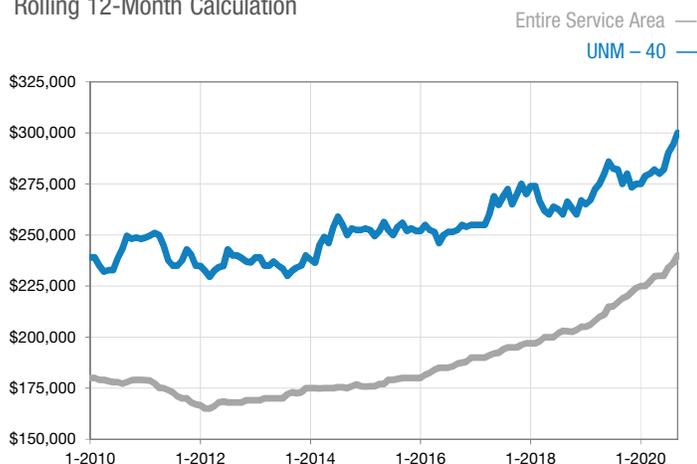
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	24	14	- 41.7%
Pending Sales	1	2	+ 100.0%	15	10	- 33.3%
Closed Sales	2	1	- 50.0%	14	8	- 42.9%
Days on Market Until Sale	16	17	+ 6.3%	69	48	- 30.4%
Median Sales Price*	\$173,500	\$169,500	- 2.3%	\$197,000	\$199,650	+ 1.3%
Average Sales Price*	\$173,500	\$169,500	- 2.3%	\$206,886	\$213,350	+ 3.1%
Percent of List Price Received*	99.3%	100.0%	+ 0.7%	97.3%	98.7%	+ 1.4%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	3.8	--	--	--	--	--

* 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.

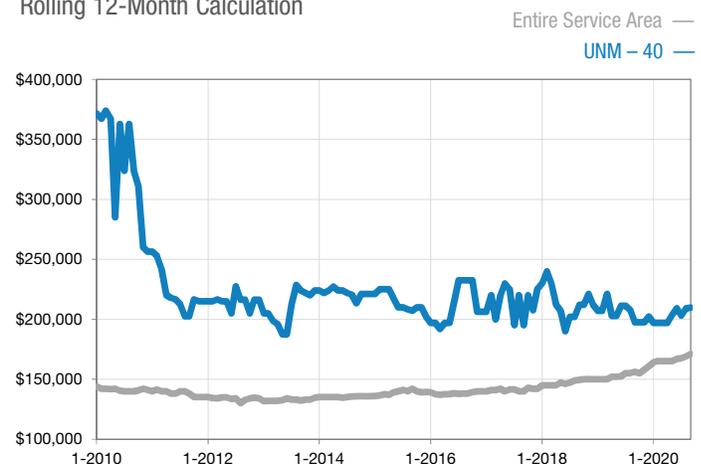
Median Sales Price - Single-Family Detached

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.