

Local Market Update for September 2020

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



87110

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	64	58	- 9.4%	627	530	- 15.5%
Pending Sales	52	62	+ 19.2%	471	492	+ 4.5%
Closed Sales	45	49	+ 8.9%	448	452	+ 0.9%
Days on Market Until Sale	17	24	+ 41.2%	34	28	- 17.6%
Median Sales Price*	\$199,500	\$233,000	+ 16.8%	\$198,000	\$212,500	+ 7.3%
Average Sales Price*	\$210,423	\$267,869	+ 27.3%	\$215,648	\$235,136	+ 9.0%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	98.0%	99.0%	+ 1.0%
Inventory of Homes for Sale	122	35	- 71.3%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--

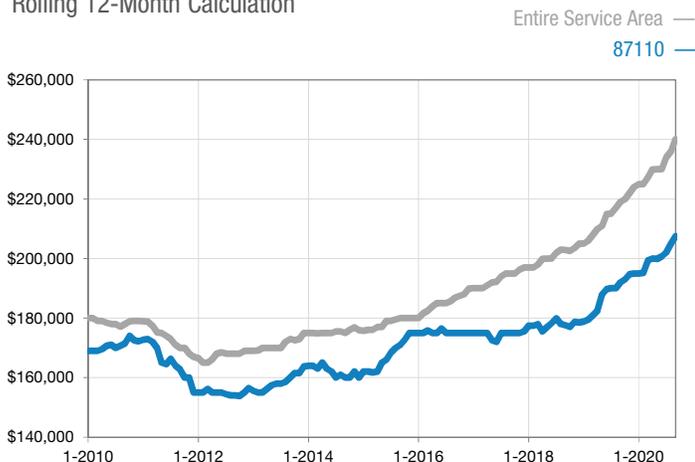
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	2	6	+ 200.0%	53	43	- 18.9%
Pending Sales	2	5	+ 150.0%	48	43	- 10.4%
Closed Sales	5	9	+ 80.0%	50	40	- 20.0%
Days on Market Until Sale	20	35	+ 75.0%	31	33	+ 6.5%
Median Sales Price*	\$110,000	\$115,500	+ 5.0%	\$103,625	\$100,000	- 3.5%
Average Sales Price*	\$119,980	\$174,111	+ 45.1%	\$105,505	\$127,039	+ 20.4%
Percent of List Price Received*	99.1%	96.9%	- 2.2%	97.3%	96.2%	- 1.1%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	1.6	0.2	- 87.5%	--	--	--

* 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.

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.