Local Market Update for September 2020

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

gaar

87031

Single-Family Detached

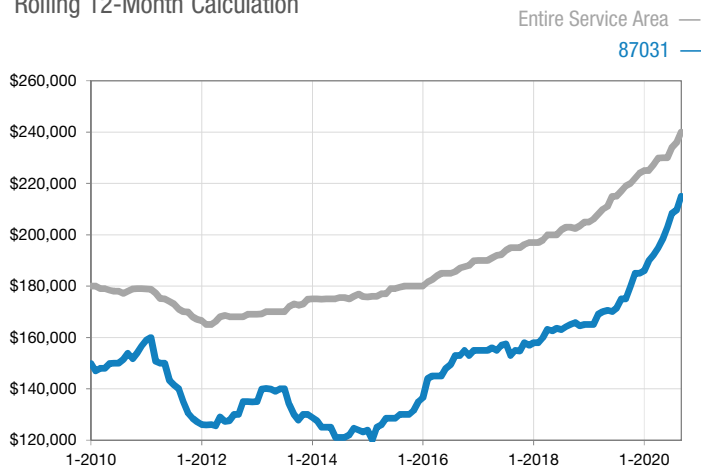| Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	53	47	- 11.3%	539	513	- 4.8%
Pending Sales	50	55	+ 10.0%	406	484	+ 19.2%
Closed Sales	47	58	+ 23.4%	382	404	+ 5.8%
Days on Market Until Sale	61	36	- 41.0%	68	44	- 35.3%
Median Sales Price*	$173,500	$227,500	+ 31.1%	$179,750	$215,250	+ 19.7%
Average Sales Price*	$201,681	$255,949	+ 26.9%	$196,452	$226,466	+ 15.3%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	149	55	- 63.1%	--	--	--
Months Supply of Inventory	3.5	1.1	- 68.6%	--	--	--

* 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	0	2	--	28	16	- 42.9%
Pending Sales	1	2	+ 100.0%	26	18	- 30.8%
Closed Sales	2	0	- 100.0%	25	18	- 28.0%
Days on Market Until Sale	6	--	--	39	31	- 20.5%
Median Sales Price*	$136,250	--	--	$135,000	$144,660	+ 7.2%
Average Sales Price*	$136,250	--	--	$135,982	$146,523	+ 7.8%
Percent of List Price Received*	98.4%	--	--	97.2%	99.0%	+ 1.9%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

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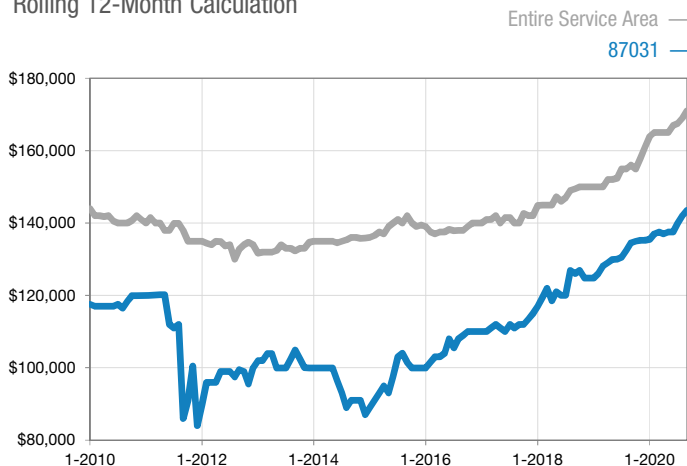
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87031 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87031 —

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.