

Local Market Update for September 2020

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	25	30	+ 20.0%	301	295	- 2.0%
Pending Sales	18	24	+ 33.3%	212	226	+ 6.6%
Closed Sales	21	21	0.0%	206	222	+ 7.8%
Days on Market Until Sale	41	26	- 36.6%	42	36	- 14.3%
Median Sales Price*	\$194,000	\$249,000	+ 28.4%	\$199,750	\$240,000	+ 20.2%
Average Sales Price*	\$273,685	\$290,712	+ 6.2%	\$268,149	\$307,633	+ 14.7%
Percent of List Price Received*	98.6%	101.0%	+ 2.4%	98.0%	98.6%	+ 0.6%
Inventory of Homes for Sale	71	34	- 52.1%	--	--	--
Months Supply of Inventory	3.3	1.4	- 57.6%	--	--	--

* 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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	10	4	- 60.0%	67	65	- 3.0%
Pending Sales	5	2	- 60.0%	48	57	+ 18.8%
Closed Sales	6	5	- 16.7%	44	54	+ 22.7%
Days on Market Until Sale	8	23	+ 187.5%	35	27	- 22.9%
Median Sales Price*	\$195,000	\$217,000	+ 11.3%	\$180,000	\$173,000	- 3.9%
Average Sales Price*	\$238,817	\$234,700	- 1.7%	\$206,959	\$194,839	- 5.9%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--

* 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.

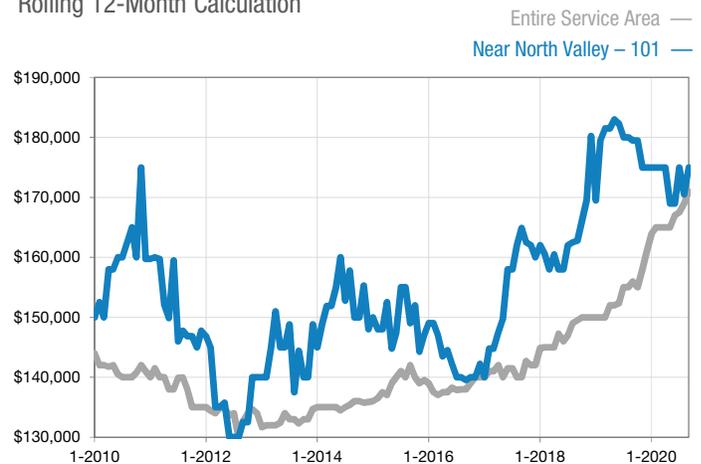
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.