# Local Market Update for September 2020

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

**gaar**

# 87111

## Single-Family Detached

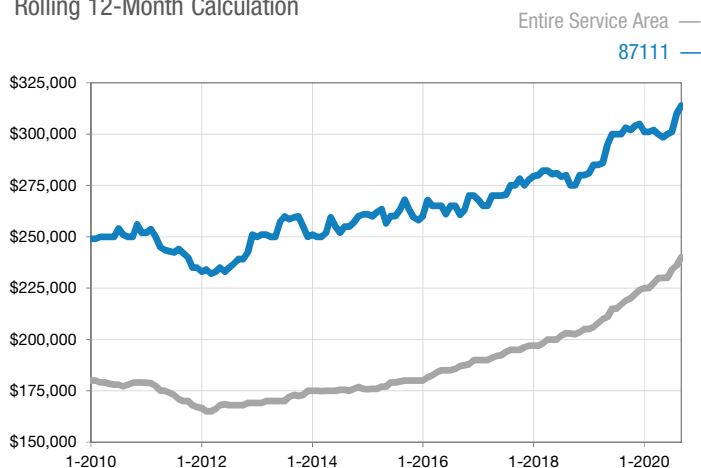| Key Metrics | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2019 | 2020 | Percent Change | Thru 9-2019 | Thru 9-2020 | Percent Change |
| New Listings | 72 | **91** | + 26.4% | 825 | **765** | - 7.3% |
| Pending Sales | 58 | **95** | + 63.8% | 581 | **686** | + 18.1% |
| Closed Sales | 56 | **79** | + 41.1% | 534 | **634** | + 18.7% |
| Days on Market Until Sale | 29 | **15** | - 48.3% | 36 | **30** | - 16.7% |
| Median Sales Price* | $296,250 | **$360,000** | + 21.5% | $309,500 | **$315,000** | + 1.8% |
| Average Sales Price* | $378,891 | **$408,054** | + 7.7% | $365,945 | **$369,593** | + 1.0% |
| Percent of List Price Received* | 98.3% | **99.5%** | + 1.2% | 98.2% | **98.6%** | + 0.4% |
| Inventory of Homes for Sale | 190 | **76** | - 60.0% | -- | **--** | -- |
| Months Supply of Inventory | 3.2 | **1.1** | - 65.6% | -- | **--** | -- |

\* 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 | 20 | **20** | 0.0% | 205 | **171** | - 16.6% |
| Pending Sales | 16 | **21** | + 31.3% | 163 | **147** | - 9.8% |
| Closed Sales | 11 | **11** | 0.0% | 148 | **134** | - 9.5% |
| Days on Market Until Sale | 31 | **10** | - 67.7% | 31 | **32** | + 3.2% |
| Median Sales Price* | $232,500 | **$212,000** | - 8.8% | $197,000 | **$205,000** | + 4.1% |
| Average Sales Price* | $230,864 | **$220,127** | - 4.7% | $209,606 | **$215,973** | + 3.0% |
| Percent of List Price Received* | 98.9% | **99.6%** | + 0.7% | 98.0% | **98.8%** | + 0.8% |
| Inventory of Homes for Sale | 33 | **11** | - 66.7% | -- | **--** | -- |
| Months Supply of Inventory | 1.9 | **0.7** | - 63.2% | -- | **--** | -- |

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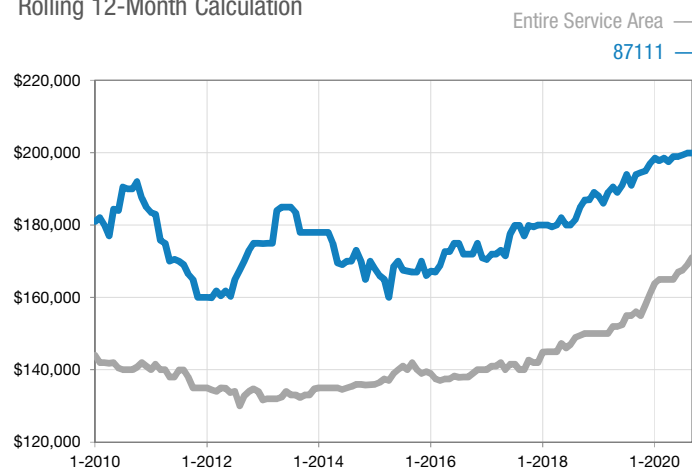
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area ——
87111 ——



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

Entire Service Area ——
87111 ——



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.