

Local Market Update for September 2020

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, 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	47	36	- 23.4%	410	352	- 14.1%
Pending Sales	35	41	+ 17.1%	312	328	+ 5.1%
Closed Sales	35	30	- 14.3%	301	302	+ 0.3%
Days on Market Until Sale	16	11	- 31.3%	31	23	- 25.8%
Median Sales Price*	\$199,500	\$216,600	+ 8.6%	\$184,900	\$200,000	+ 8.2%
Average Sales Price*	\$209,356	\$234,967	+ 12.2%	\$198,963	\$209,650	+ 5.4%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	98.3%	99.6%	+ 1.3%
Inventory of Homes for Sale	72	24	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--

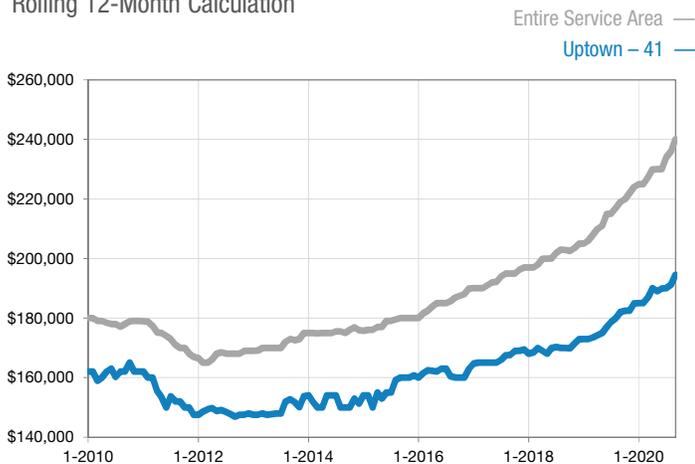
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	4	9	+ 125.0%	70	52	- 25.7%
Pending Sales	4	10	+ 150.0%	56	54	- 3.6%
Closed Sales	6	11	+ 83.3%	57	48	- 15.8%
Days on Market Until Sale	31	33	+ 6.5%	36	40	+ 11.1%
Median Sales Price*	\$101,450	\$110,000	+ 8.4%	\$102,000	\$97,288	- 4.6%
Average Sales Price*	\$115,467	\$159,182	+ 37.9%	\$102,029	\$121,650	+ 19.2%
Percent of List Price Received*	99.2%	97.3%	- 1.9%	97.4%	96.3%	- 1.1%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	1.9	0.2	- 89.5%	--	--	--

* 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.

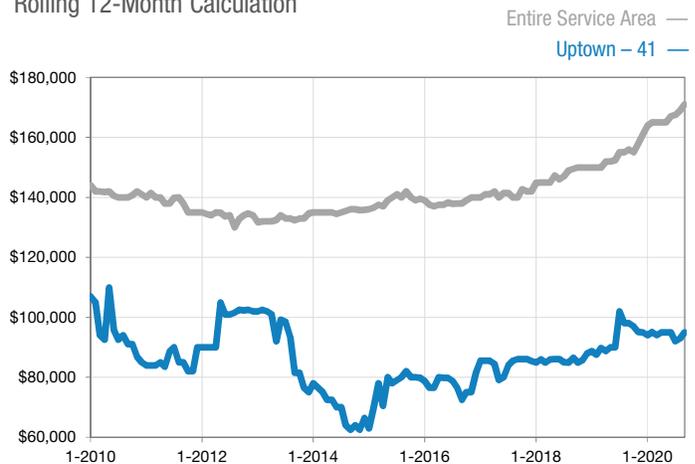
Median Sales Price - Single-Family Detached

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.