Local Market Update for September 2020

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

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Single-Family Detached

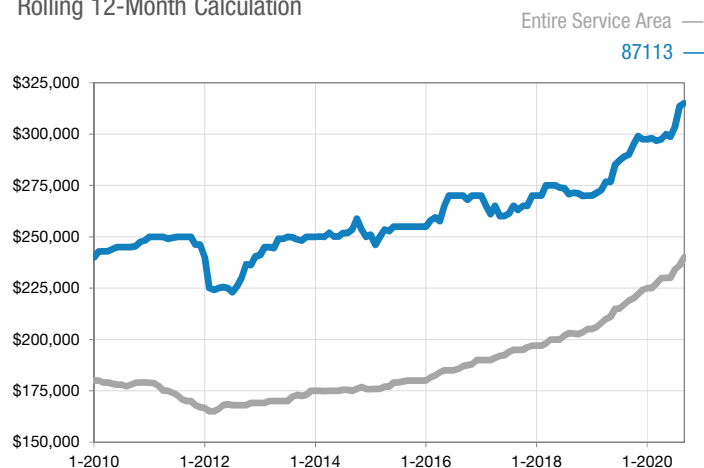| Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	20	**33**	+ 65.0%	257	**229**	- 10.9%
Pending Sales	21	**35**	+ 66.7%	198	**195**	- 1.5%
Closed Sales	18	**19**	+ 5.6%	185	**163**	- 11.9%
Days on Market Until Sale	27	**11**	- 59.3%	29	**20**	- 31.0%
Median Sales Price*	$291,950	**$319,000**	+ 9.3%	$297,000	**$315,000**	+ 6.1%
Average Sales Price*	$308,244	**$370,379**	+ 20.2%	$316,230	**$345,596**	+ 9.3%
Percent of List Price Received*	98.2%	**99.0%**	+ 0.8%	98.7%	**99.3%**	+ 0.6%
Inventory of Homes for Sale	38	**22**	- 42.1%	--	**--**	--
Months Supply of Inventory	2.0	**1.1**	- 45.0%	--	**--**	--

* 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	1	**6**	+ 500.0%	10	**37**	+ 270.0%
Pending Sales	1	**5**	+ 400.0%	15	**36**	+ 140.0%
Closed Sales	0	**3**	--	13	**34**	+ 161.5%
Days on Market Until Sale	--	**1**	--	48	**5**	- 89.6%
Median Sales Price*	--	**$169,900**	--	$150,000	**$159,000**	+ 6.0%
Average Sales Price*	--	**$183,600**	--	$166,060	**$162,476**	- 2.2%
Percent of List Price Received*	--	**100.2%**	--	98.6%	**98.9%**	+ 0.3%
Inventory of Homes for Sale	0	**1**	--	--	**--**	--
Months Supply of Inventory	--	**0.3**	--	--	**--**	--

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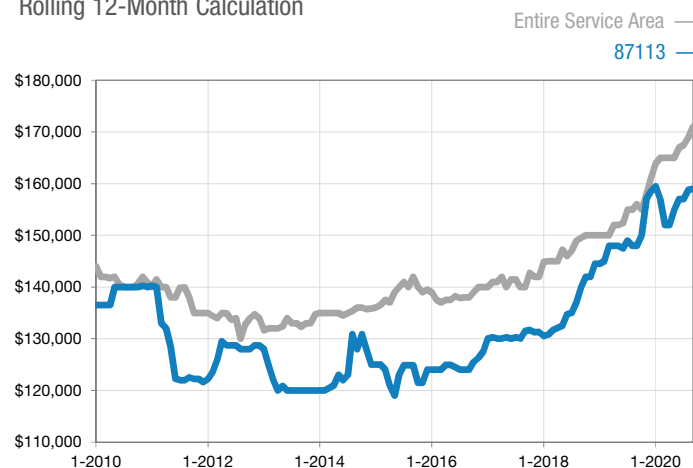
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area ——
87113 ——

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

Entire Service Area ——
87113 ——

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.