

Local Market Update for September 2020

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



Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	65	62	- 4.6%	667	572	- 14.2%
Pending Sales	42	57	+ 35.7%	559	543	- 2.9%
Closed Sales	54	68	+ 25.9%	548	507	- 7.5%
Days on Market Until Sale	26	12	- 53.8%	33	18	- 45.5%
Median Sales Price*	\$215,250	\$252,750	+ 17.4%	\$212,000	\$238,000	+ 12.3%
Average Sales Price*	\$224,904	\$259,359	+ 15.3%	\$217,783	\$245,872	+ 12.9%
Percent of List Price Received*	98.8%	100.2%	+ 1.4%	99.1%	100.1%	+ 1.0%
Inventory of Homes for Sale	90	26	- 71.1%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

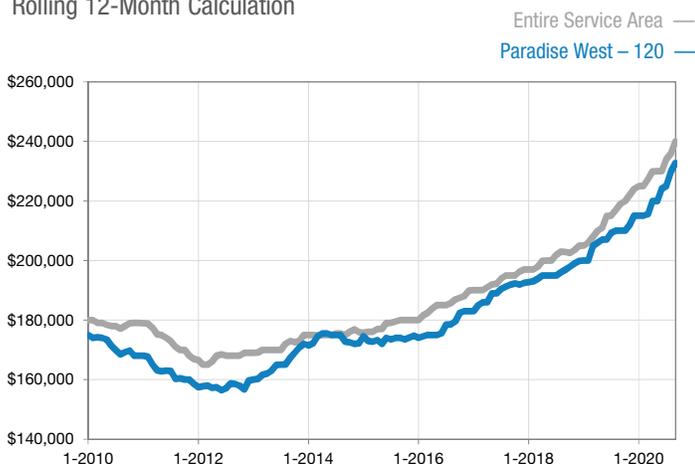
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	8	4	- 50.0%
Pending Sales	2	0	- 100.0%	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	66	--	--	34	4	- 88.2%
Median Sales Price*	\$189,900	--	--	\$189,900	\$209,900	+ 10.5%
Average Sales Price*	\$189,900	--	--	\$183,800	\$199,967	+ 8.8%
Percent of List Price Received*	100.0%	--	--	99.4%	99.9%	+ 0.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	--	--	--	--	--

* 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.

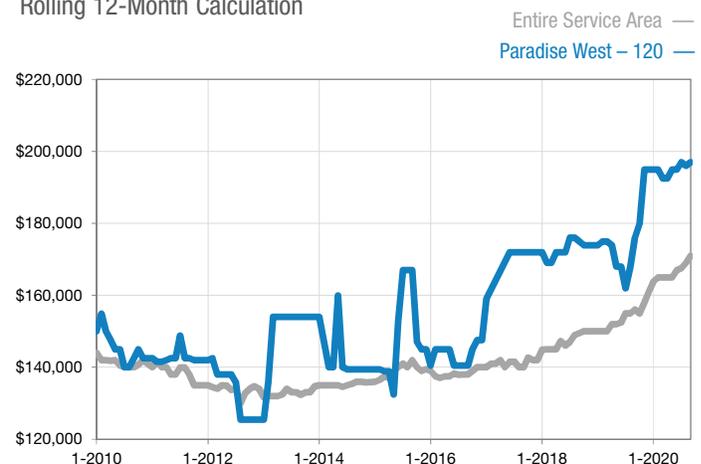
Median Sales Price - Single-Family Detached

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.