

Local Market Update for September 2020

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



87122

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	48	43	- 10.4%	465	390	- 16.1%
Pending Sales	31	54	+ 74.2%	301	306	+ 1.7%
Closed Sales	31	38	+ 22.6%	283	259	- 8.5%
Days on Market Until Sale	27	35	+ 29.6%	41	43	+ 4.9%
Median Sales Price*	\$480,000	\$543,000	+ 13.1%	\$497,000	\$545,000	+ 9.7%
Average Sales Price*	\$562,355	\$567,592	+ 0.9%	\$576,563	\$585,910	+ 1.6%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	97.8%	98.0%	+ 0.2%
Inventory of Homes for Sale	105	55	- 47.6%	--	--	--
Months Supply of Inventory	3.5	1.8	- 48.6%	--	--	--

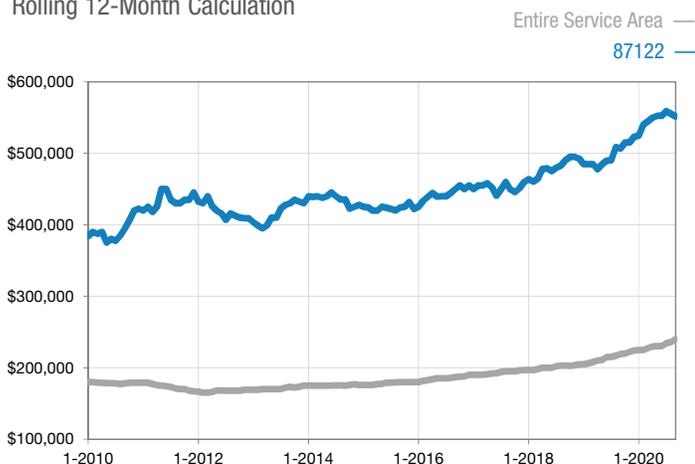
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	15	7	- 53.3%
Pending Sales	4	1	- 75.0%	13	6	- 53.8%
Closed Sales	1	1	0.0%	9	6	- 33.3%
Days on Market Until Sale	0	7	--	35	25	- 28.6%
Median Sales Price*	\$374,000	\$352,500	- 5.7%	\$249,000	\$267,950	+ 7.6%
Average Sales Price*	\$374,000	\$352,500	- 5.7%	\$267,378	\$293,067	+ 9.6%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

* 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.

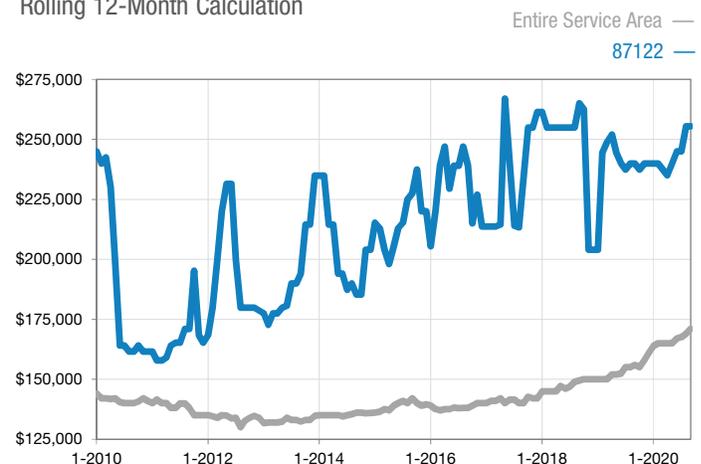
Median Sales Price - Single-Family Detached

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.