

Local Market Update for September 2020

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



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Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	56	52	- 7.1%	552	538	- 2.5%
Pending Sales	45	50	+ 11.1%	412	485	+ 17.7%
Closed Sales	46	58	+ 26.1%	394	438	+ 11.2%
Days on Market Until Sale	36	17	- 52.8%	37	25	- 32.4%
Median Sales Price*	\$237,500	\$226,150	- 4.8%	\$245,750	\$251,800	+ 2.5%
Average Sales Price*	\$246,229	\$264,421	+ 7.4%	\$255,535	\$274,831	+ 7.6%
Percent of List Price Received*	98.5%	100.9%	+ 2.4%	98.2%	99.5%	+ 1.3%
Inventory of Homes for Sale	110	53	- 51.8%	--	--	--
Months Supply of Inventory	2.6	1.0	- 61.5%	--	--	--

* 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.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	9	12	+ 33.3%	109	127	+ 16.5%
Pending Sales	7	12	+ 71.4%	93	130	+ 39.8%
Closed Sales	9	15	+ 66.7%	92	120	+ 30.4%
Days on Market Until Sale	88	11	- 87.5%	86	47	- 45.3%
Median Sales Price*	\$168,500	\$195,000	+ 15.7%	\$188,400	\$195,000	+ 3.5%
Average Sales Price*	\$174,211	\$192,380	+ 10.4%	\$190,186	\$198,764	+ 4.5%
Percent of List Price Received*	99.3%	100.0%	+ 0.7%	98.6%	99.1%	+ 0.5%
Inventory of Homes for Sale	28	10	- 64.3%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--

* 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.

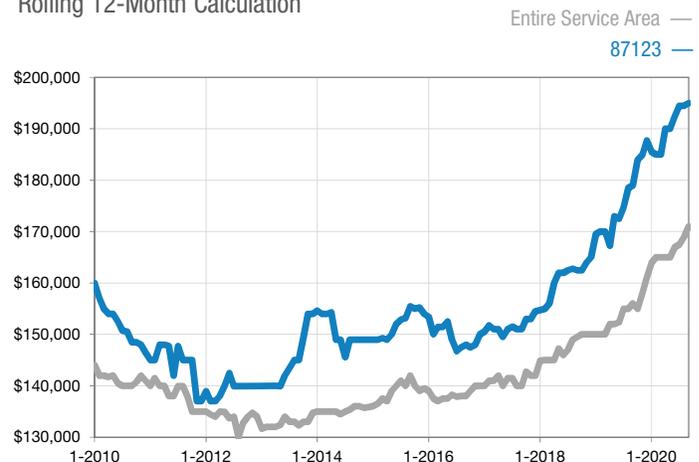
Median Sales Price - Single-Family Detached

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.