

Local Market Update for September 2020

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	22	16	- 27.3%	197	175	- 11.2%
Pending Sales	20	15	- 25.0%	175	151	- 13.7%
Closed Sales	23	23	0.0%	161	131	- 18.6%
Days on Market Until Sale	38	29	- 23.7%	57	37	- 35.1%
Median Sales Price*	\$168,000	\$152,500	- 9.2%	\$151,500	\$158,000	+ 4.3%
Average Sales Price*	\$173,913	\$154,366	- 11.2%	\$155,606	\$165,082	+ 6.1%
Percent of List Price Received*	96.0%	102.4%	+ 6.7%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	32	24	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

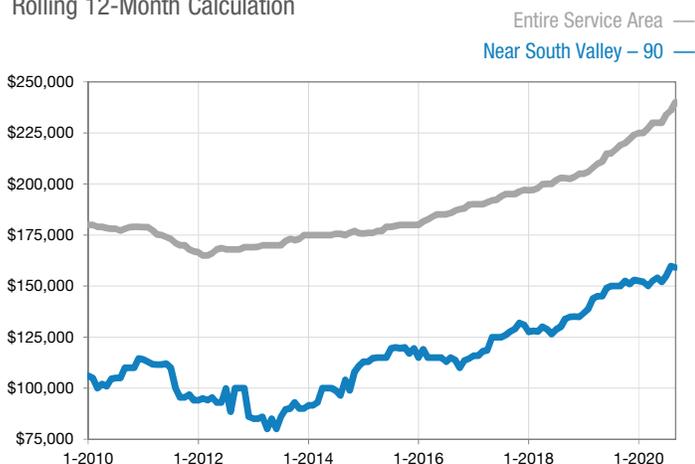
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	0	1	--	5	9	+ 80.0%
Pending Sales	1	1	0.0%	4	9	+ 125.0%
Closed Sales	0	0	0.0%	6	7	+ 16.7%
Days on Market Until Sale	--	--	--	58	22	- 62.1%
Median Sales Price*	--	--	--	\$69,000	\$110,000	+ 59.4%
Average Sales Price*	--	--	--	\$74,833	\$109,200	+ 45.9%
Percent of List Price Received*	--	--	--	94.6%	94.0%	- 0.6%
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.

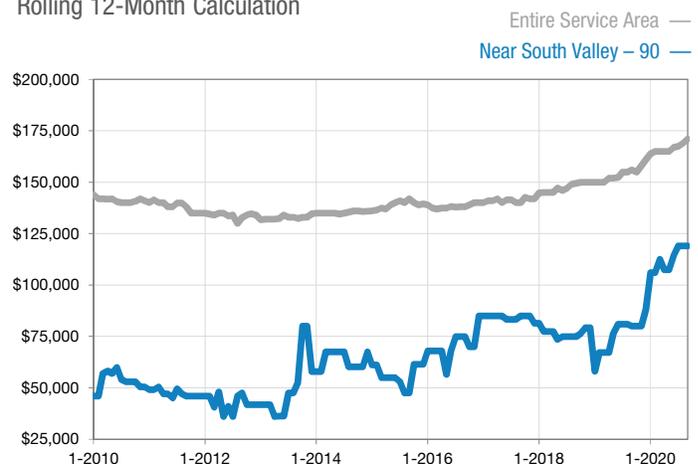
Median Sales Price - Single-Family Detached

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.