Local Market Update for September 2020

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

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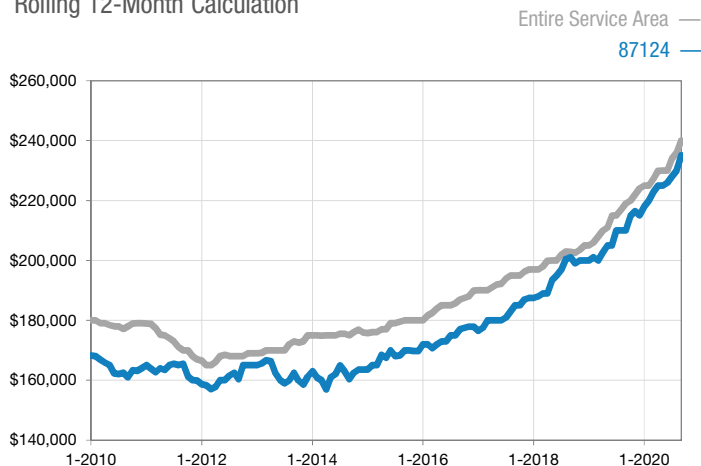| Single-Family Detached	September			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	108	111	+ 2.8%	1,038	933	- 10.1%
Pending Sales	92	98	+ 6.5%	847	866	+ 2.2%
Closed Sales	88	91	+ 3.4%	803	799	- 0.5%
Days on Market Until Sale	25	12	- 52.0%	30	22	- 26.7%
Median Sales Price*	$197,450	$265,450	+ 34.4%	$214,000	$239,950	+ 12.1%
Average Sales Price*	$223,221	$284,826	+ 27.6%	$234,262	$260,530	+ 11.2%
Percent of List Price Received*	98.9%	100.2%	+ 1.3%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	175	75	- 57.1%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	14	9	- 35.7%	96	89	- 7.3%
Pending Sales	11	13	+ 18.2%	82	90	+ 9.8%
Closed Sales	11	14	+ 27.3%	81	79	- 2.5%
Days on Market Until Sale	22	10	- 54.5%	34	24	- 29.4%
Median Sales Price*	$130,000	$176,628	+ 35.9%	$145,000	$153,000	+ 5.5%
Average Sales Price*	$151,773	$164,718	+ 8.5%	$141,953	$153,044	+ 7.8%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	18	2	- 88.9%	--	--	--
Months Supply of Inventory	1.9	0.2	- 89.5%	--	--	--

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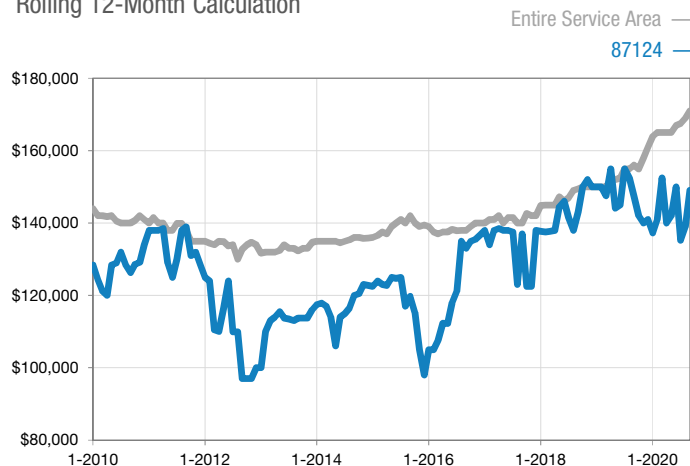
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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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.