

Local Market Update for September 2020

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



87120

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	98	139	+ 41.8%	1,149	1,185	+ 3.1%
Pending Sales	79	142	+ 79.7%	968	1,019	+ 5.3%
Closed Sales	102	130	+ 27.5%	931	893	- 4.1%
Days on Market Until Sale	31	18	- 41.9%	41	25	- 39.0%
Median Sales Price*	\$222,500	\$249,450	+ 12.1%	\$225,000	\$245,000	+ 8.9%
Average Sales Price*	\$255,473	\$285,294	+ 11.7%	\$256,778	\$273,322	+ 6.4%
Percent of List Price Received*	98.9%	100.7%	+ 1.8%	98.9%	99.7%	+ 0.8%
Inventory of Homes for Sale	187	103	- 44.9%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--

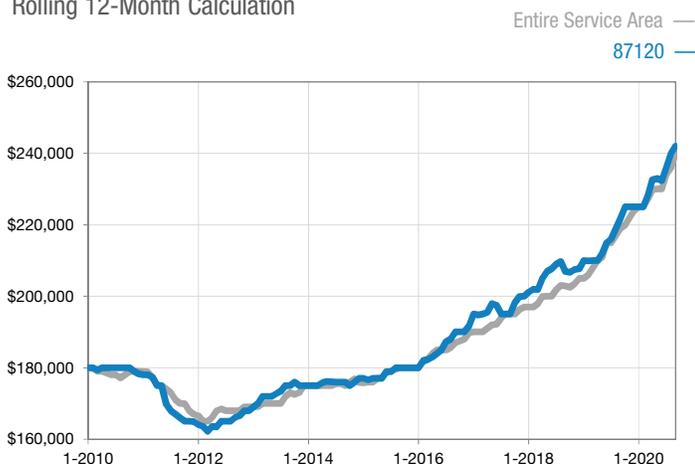
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	15	19	+ 26.7%	173	142	- 17.9%
Pending Sales	18	25	+ 38.9%	151	131	- 13.2%
Closed Sales	16	17	+ 6.3%	139	107	- 23.0%
Days on Market Until Sale	24	4	- 83.3%	26	18	- 30.8%
Median Sales Price*	\$153,000	\$160,000	+ 4.6%	\$147,000	\$161,000	+ 9.5%
Average Sales Price*	\$149,418	\$186,529	+ 24.8%	\$161,769	\$180,419	+ 11.5%
Percent of List Price Received*	97.8%	100.0%	+ 2.2%	98.6%	99.4%	+ 0.8%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--

* 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.

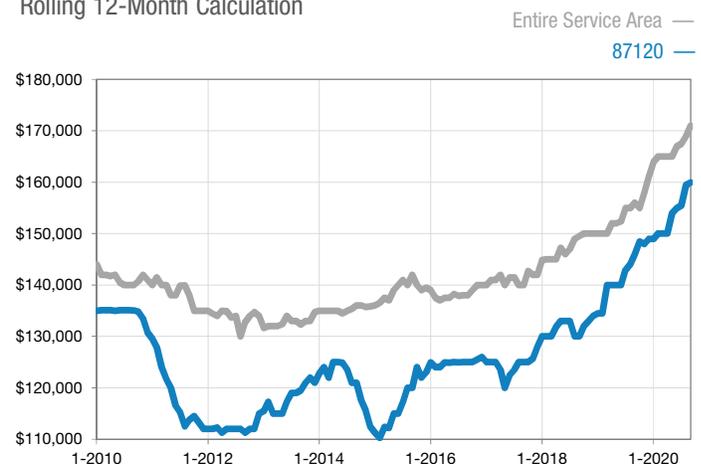
Median Sales Price - Single-Family Detached

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.