

Local Market Update for September 2020

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	8	3	- 62.5%	81	77	- 4.9%
Pending Sales	7	8	+ 14.3%	39	70	+ 79.5%
Closed Sales	7	6	- 14.3%	34	56	+ 64.7%
Days on Market Until Sale	38	9	- 76.3%	84	62	- 26.2%
Median Sales Price*	\$263,000	\$326,000	+ 24.0%	\$277,450	\$269,000	- 3.0%
Average Sales Price*	\$251,971	\$331,943	+ 31.7%	\$276,213	\$266,935	- 3.4%
Percent of List Price Received*	99.8%	97.6%	- 2.2%	97.6%	97.8%	+ 0.2%
Inventory of Homes for Sale	34	10	- 70.6%	--	--	--
Months Supply of Inventory	8.5	1.4	- 83.5%	--	--	--

* 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	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.