Local Market Update for September 2020

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

gaar

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Single-Family Detached

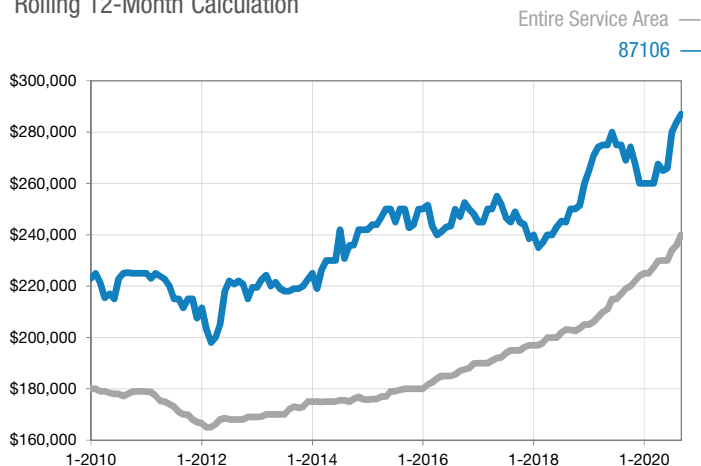| Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	25	36	+ 44.0%	300	308	+ 2.7%
Pending Sales	14	23	+ 64.3%	208	229	+ 10.1%
Closed Sales	31	30	- 3.2%	203	222	+ 9.4%
Days on Market Until Sale	57	22	- 61.4%	48	36	- 25.0%
Median Sales Price*	$270,000	$307,500	+ 13.9%	$260,000	$291,000	+ 11.9%
Average Sales Price*	$262,425	$299,226	+ 14.0%	$279,292	$300,189	+ 7.5%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	97.2%	97.9%	+ 0.7%
Inventory of Homes for Sale	66	37	- 43.9%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--

* 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

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	3	3	0.0%	49	38	- 22.4%
Pending Sales	4	5	+ 25.0%	29	34	+ 17.2%
Closed Sales	4	4	0.0%	27	31	+ 14.8%
Days on Market Until Sale	25	9	- 64.0%	61	36	- 41.0%
Median Sales Price*	$246,000	$204,250	- 17.0%	$185,000	$169,500	- 8.4%
Average Sales Price*	$264,000	$202,625	- 23.2%	$173,163	$156,258	- 9.8%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	95.3%	99.9%	+ 4.8%
Inventory of Homes for Sale	10	0	- 100.0%	--	--	--
Months Supply of Inventory	3.3	--	--	--	--	--

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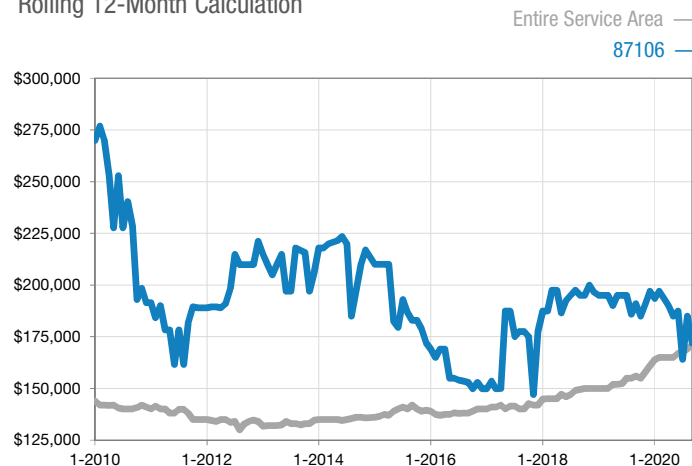
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87106 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87106 —

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.