

Local Market Update for September 2020

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	18	22	+ 22.2%	233	208	- 10.7%
Pending Sales	17	19	+ 11.8%	160	166	+ 3.8%
Closed Sales	14	12	- 14.3%	156	147	- 5.8%
Days on Market Until Sale	49	16	- 67.3%	47	43	- 8.5%
Median Sales Price*	\$279,250	\$281,000	+ 0.6%	\$301,250	\$319,000	+ 5.9%
Average Sales Price*	\$332,464	\$358,458	+ 7.8%	\$385,933	\$413,784	+ 7.2%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	96.4%	97.8%	+ 1.5%
Inventory of Homes for Sale	61	30	- 50.8%	--	--	--
Months Supply of Inventory	3.8	1.7	- 55.3%	--	--	--

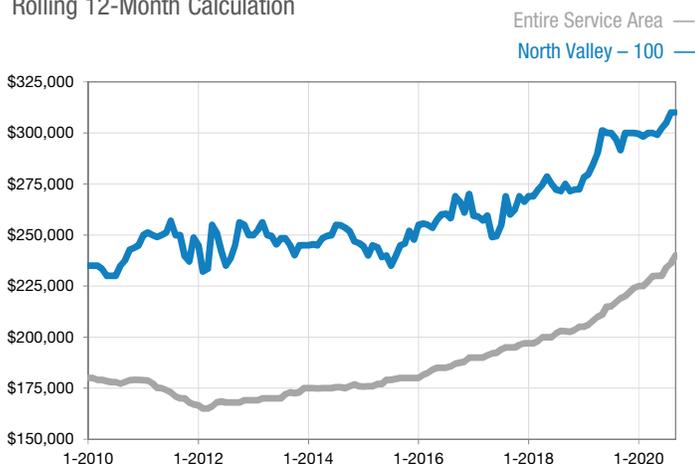
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	5	9	+ 80.0%	27	47	+ 74.1%
Pending Sales	3	7	+ 133.3%	24	42	+ 75.0%
Closed Sales	2	3	+ 50.0%	20	39	+ 95.0%
Days on Market Until Sale	3	2	- 33.3%	27	7	- 74.1%
Median Sales Price*	\$180,750	\$169,900	- 6.0%	\$135,375	\$157,000	+ 16.0%
Average Sales Price*	\$180,750	\$219,212	+ 21.3%	\$156,426	\$174,046	+ 11.3%
Percent of List Price Received*	100.3%	101.4%	+ 1.1%	99.5%	99.4%	- 0.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

* 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.

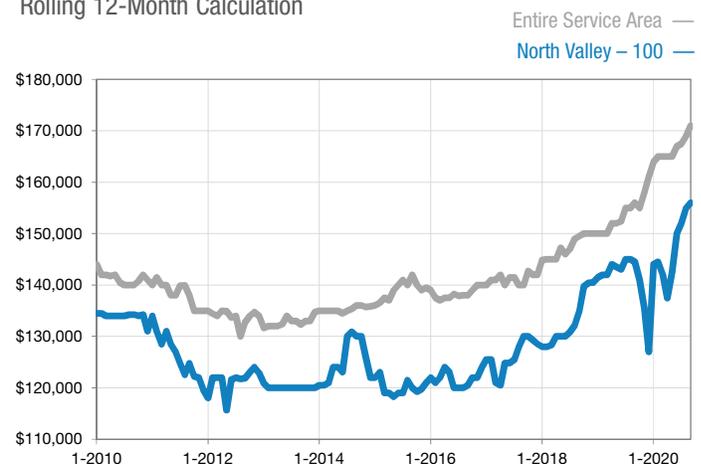
Median Sales Price - Single-Family Detached

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.