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

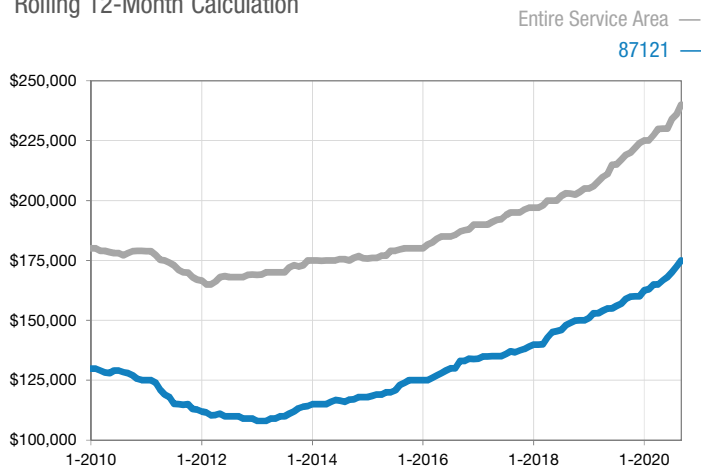| Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	85	96	+ 12.9%	882	804	- 8.8%
Pending Sales	67	101	+ 50.7%	782	785	+ 0.4%
Closed Sales	79	86	+ 8.9%	771	689	- 10.6%
Days on Market Until Sale	17	9	- 47.1%	28	21	- 25.0%
Median Sales Price*	$165,000	$185,000	+ 12.1%	$160,000	$178,000	+ 11.3%
Average Sales Price*	$166,352	$188,549	+ 13.3%	$164,005	$181,538	+ 10.7%
Percent of List Price Received*	99.2%	100.9%	+ 1.7%	99.3%	99.9%	+ 0.6%
Inventory of Homes for Sale	133	32	- 75.9%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

* 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

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	4	3	- 25.0%	31	23	- 25.8%
Pending Sales	1	3	+ 200.0%	25	24	- 4.0%
Closed Sales	4	1	- 75.0%	25	25	0.0%
Days on Market Until Sale	64	5	- 92.2%	47	47	0.0%
Median Sales Price*	$145,000	$133,000	- 8.3%	$130,000	$142,000	+ 9.2%
Average Sales Price*	$129,000	$133,000	+ 3.1%	$129,784	$142,196	+ 9.6%
Percent of List Price Received*	90.2%	97.1%	+ 7.6%	97.9%	99.7%	+ 1.8%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	4.6	0.6	- 87.0%	--	--	--

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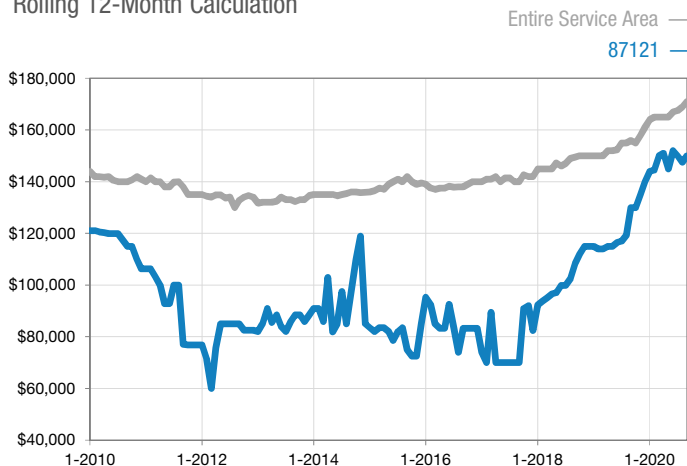
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87121 —

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

Entire Service Area —
87121 —

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.

Current as of October 5, 2020. All data from the Southwest Multiple Listing Service. Report © 2020 ShowingTime.