

# Local Market Update for September 2020

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



## Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	29	19	- 34.5%	264	272	+ 3.0%
Pending Sales	21	20	- 4.8%	200	240	+ 20.0%
Closed Sales	25	17	- 32.0%	195	209	+ 7.2%
Days on Market Until Sale	30	39	+ 30.0%	38	28	- 26.3%
Median Sales Price*	\$242,500	<b>\$259,000</b>	+ 6.8%	\$243,500	<b>\$249,900</b>	+ 2.6%
Average Sales Price*	\$246,249	<b>\$273,646</b>	+ 11.1%	\$232,273	<b>\$242,668</b>	+ 4.5%
Percent of List Price Received*	98.1%	<b>100.0%</b>	+ 1.9%	98.4%	<b>98.6%</b>	+ 0.2%
Inventory of Homes for Sale	53	30	- 43.4%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--

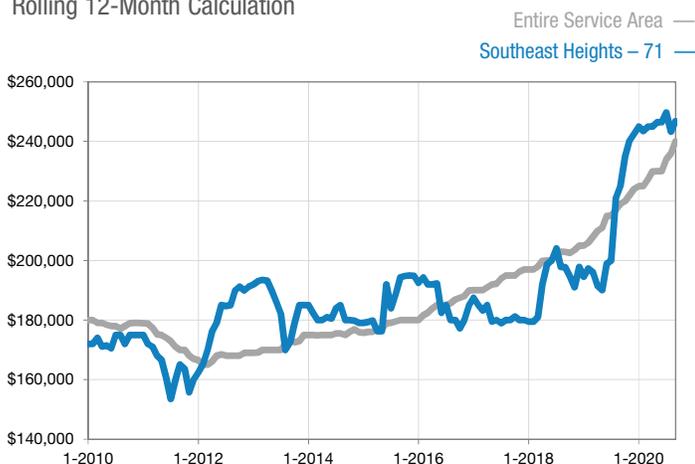
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	4	5	+ 25.0%	52	79	+ 51.9%
Pending Sales	3	7	+ 133.3%	48	81	+ 68.8%
Closed Sales	3	5	+ 66.7%	47	74	+ 57.4%
Days on Market Until Sale	222	48	- 78.4%	134	62	- 53.7%
Median Sales Price*	\$204,900	<b>\$137,500</b>	- 32.9%	\$167,000	<b>\$198,400</b>	+ 18.8%
Average Sales Price*	\$189,133	<b>\$160,660</b>	- 15.1%	\$164,047	<b>\$190,761</b>	+ 16.3%
Percent of List Price Received*	99.8%	<b>99.3%</b>	- 0.5%	97.5%	<b>98.8%</b>	+ 1.3%
Inventory of Homes for Sale	20	5	- 75.0%	--	--	--
Months Supply of Inventory	4.1	0.6	- 85.4%	--	--	--

\* 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.

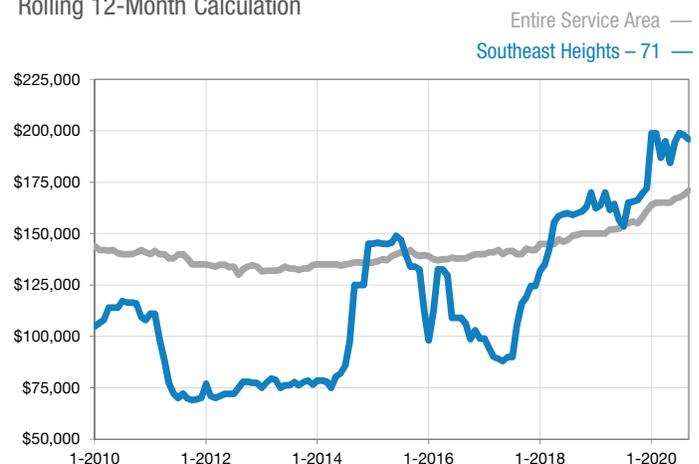
### Median Sales Price - Single-Family Detached

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.