

Local Market Update for September 2020

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



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Single-Family Detached	September			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	33	33	0.0%	330	336	+ 1.8%
Pending Sales	26	30	+ 15.4%	228	264	+ 15.8%
Closed Sales	24	23	- 4.2%	230	236	+ 2.6%
Days on Market Until Sale	26	23	- 11.5%	42	31	- 26.2%
Median Sales Price*	\$150,000	\$215,000	+ 43.3%	\$181,125	\$188,000	+ 3.8%
Average Sales Price*	\$187,418	\$241,822	+ 29.0%	\$212,924	\$215,981	+ 1.4%
Percent of List Price Received*	97.2%	98.8%	+ 1.6%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	74	43	- 41.9%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--

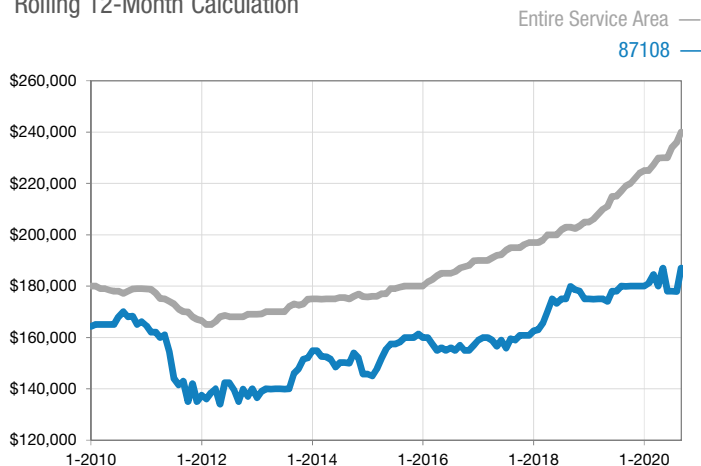
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	2	2	0.0%	33	46	+ 39.4%
Pending Sales	1	2	+ 100.0%	25	31	+ 24.0%
Closed Sales	2	3	+ 50.0%	29	29	0.0%
Days on Market Until Sale	83	55	- 33.7%	58	27	- 53.4%
Median Sales Price*	\$218,965	\$70,000	- 68.0%	\$124,000	\$122,500	- 1.2%
Average Sales Price*	\$218,965	\$87,500	- 60.0%	\$170,103	\$149,372	- 12.2%
Percent of List Price Received*	98.1%	97.8%	- 0.3%	96.0%	97.0%	+ 1.0%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--

* 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.

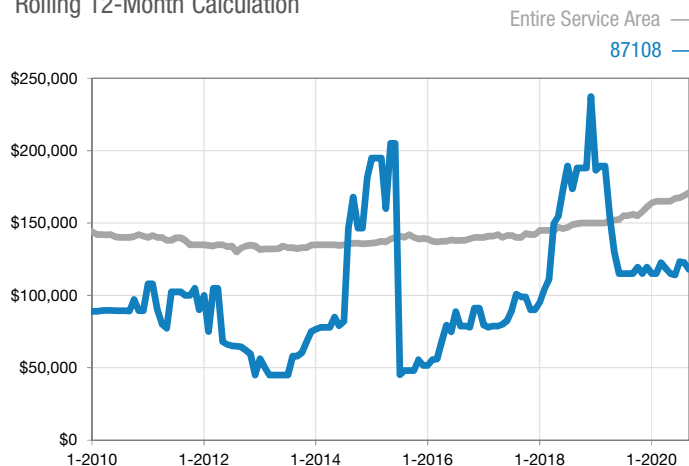
Median Sales Price - Single-Family Detached

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.