

# Local Market Update for September 2020

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



## West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

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	3	4	+ 33.3%	37	28	- 24.3%
Pending Sales	4	4	0.0%	25	20	- 20.0%
Closed Sales	2	2	0.0%	24	17	- 29.2%
Days on Market Until Sale	76	13	- 82.9%	43	27	- 37.2%
Median Sales Price*	\$702,500	<b>\$780,800</b>	+ 11.1%	\$397,375	<b>\$465,000</b>	+ 17.0%
Average Sales Price*	\$702,500	<b>\$780,800</b>	+ 11.1%	\$479,048	<b>\$531,082</b>	+ 10.9%
Percent of List Price Received*	94.2%	<b>101.7%</b>	+ 8.0%	97.9%	<b>98.3%</b>	+ 0.4%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	5.0	<b>2.9</b>	- 42.0%	--	--	--

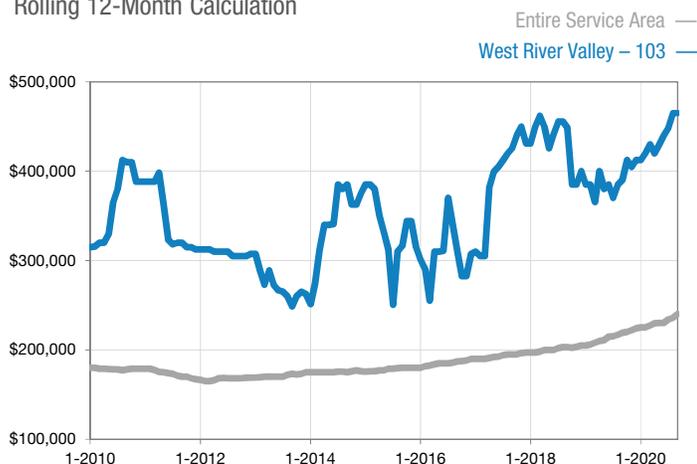
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	1	--	2	1	- 50.0%
Closed Sales	0	0	0.0%	3	0	- 100.0%
Days on Market Until Sale	--	--	--	56	--	--
Median Sales Price*	--	--	--	\$243,990	--	--
Average Sales Price*	--	--	--	\$233,849	--	--
Percent of List Price Received*	--	--	--	97.7%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

\* 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.

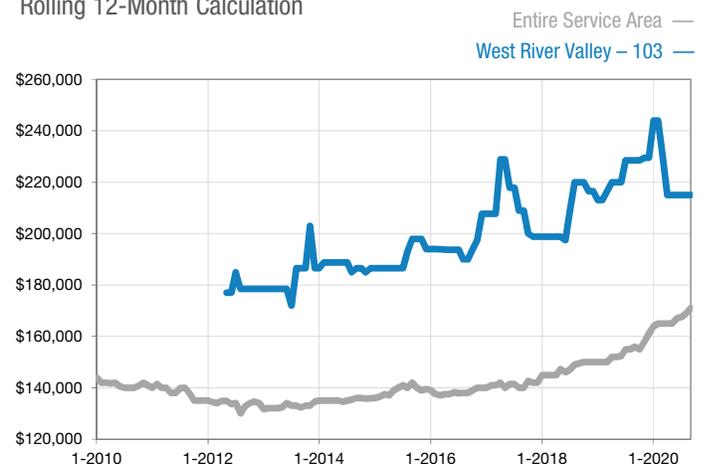
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.