

# Local Market Update for September 2020

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



## 87112

Single-Family Detached	September			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	72	66	- 8.3%	635	598	- 5.8%
Pending Sales	45	66	+ 46.7%	510	571	+ 12.0%
Closed Sales	61	68	+ 11.5%	496	514	+ 3.6%
Days on Market Until Sale	32	13	- 59.4%	34	22	- 35.3%
Median Sales Price*	\$201,300	<b>\$218,000</b>	+ 8.3%	\$189,950	<b>\$219,250</b>	+ 15.4%
Average Sales Price*	\$226,716	<b>\$249,214</b>	+ 9.9%	\$212,448	<b>\$236,201</b>	+ 11.2%
Percent of List Price Received*	98.3%	<b>100.3%</b>	+ 2.0%	98.7%	<b>99.4%</b>	+ 0.7%
Inventory of Homes for Sale	96	31	- 67.7%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

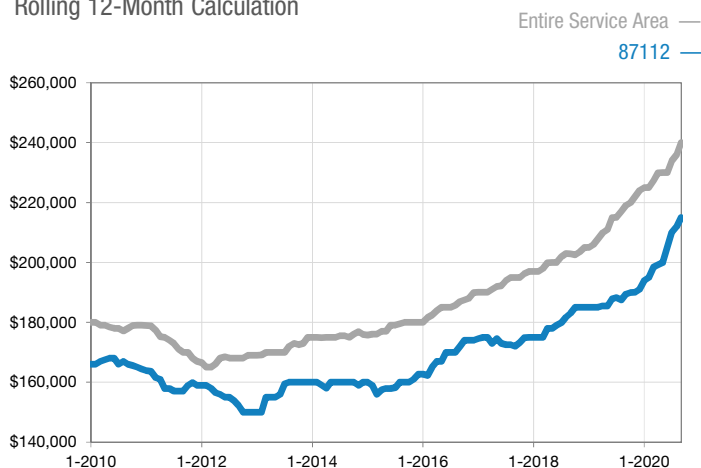
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	6	11	+ 83.3%	72	91	+ 26.4%
Pending Sales	5	10	+ 100.0%	52	85	+ 63.5%
Closed Sales	5	8	+ 60.0%	52	77	+ 48.1%
Days on Market Until Sale	90	70	- 22.2%	27	27	0.0%
Median Sales Price*	\$133,900	<b>\$211,000</b>	+ 57.6%	\$153,900	<b>\$175,000</b>	+ 13.7%
Average Sales Price*	\$138,480	<b>\$238,375</b>	+ 72.1%	\$160,084	<b>\$174,898</b>	+ 9.3%
Percent of List Price Received*	98.5%	<b>99.0%</b>	+ 0.5%	98.4%	<b>98.9%</b>	+ 0.5%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--

\* 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.

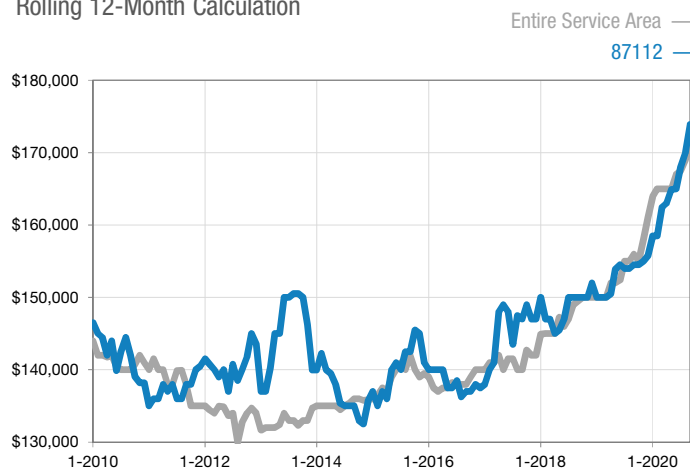
### Median Sales Price - Single-Family Detached

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.