Local Market Update for September 2020

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

gaar

UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached

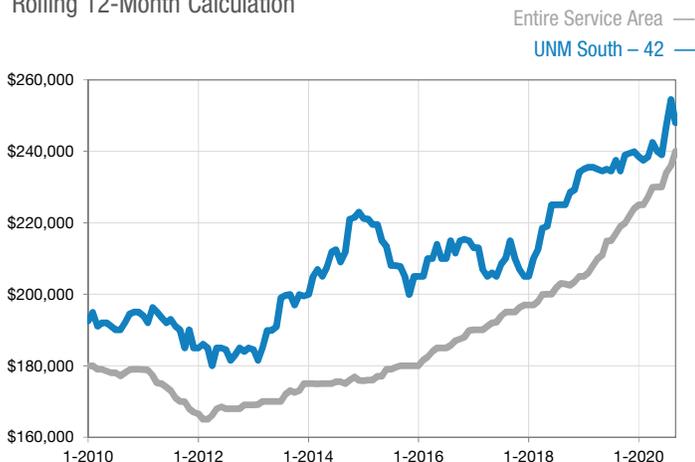| Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	20	36	+ 80.0%	266	273	+ 2.6%
Pending Sales	15	25	+ 66.7%	178	189	+ 6.2%
Closed Sales	25	26	+ 4.0%	178	172	- 3.4%
Days on Market Until Sale	42	22	- 47.6%	37	29	- 21.6%
Median Sales Price*	$228,000	$224,250	- 1.6%	$239,450	$248,750	+ 3.9%
Average Sales Price*	$241,984	$236,304	- 2.3%	$260,714	$268,326	+ 2.9%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	56	36	- 35.7%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--

* 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

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	3	2	- 33.3%	40	44	+ 10.0%
Pending Sales	4	3	- 25.0%	24	30	+ 25.0%
Closed Sales	3	0	- 100.0%	23	30	+ 30.4%
Days on Market Until Sale	52	--	--	53	33	- 37.7%
Median Sales Price*	$372,930	--	--	$235,000	$72,950	- 69.0%
Average Sales Price*	$360,643	--	--	$211,826	$147,006	- 30.6%
Percent of List Price Received*	99.4%	--	--	95.3%	99.1%	+ 4.0%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--

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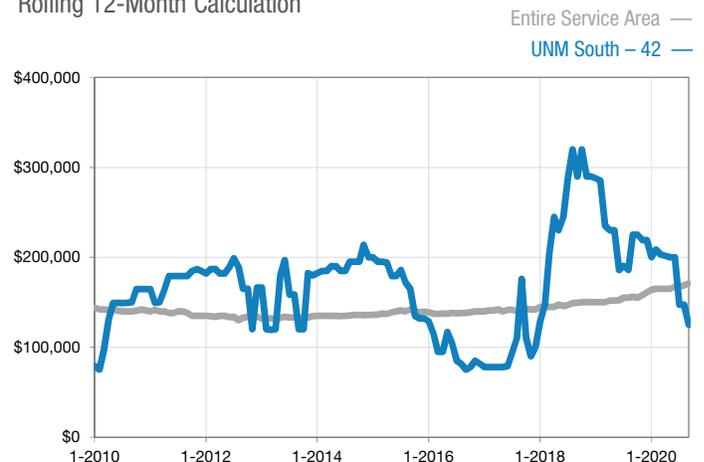
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM South – 42 —

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

Entire Service Area —
UNM South – 42 —

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.