Local Market Update for September 2020

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

gaar

Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached

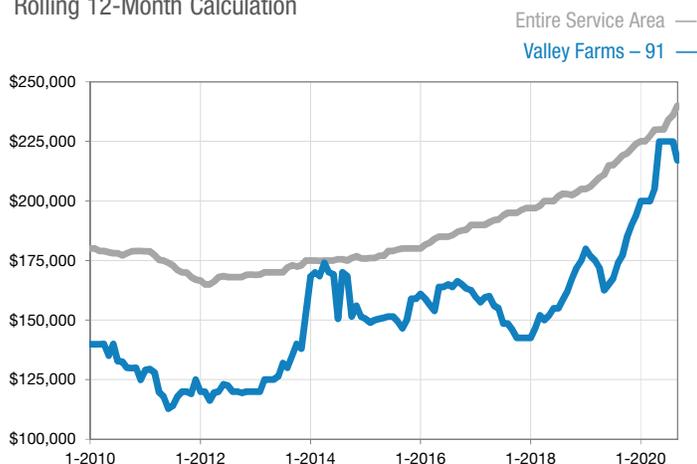| Key Metrics	September 2019	2020	Percent Change	Year to Date Thru 9-2019	Thru 9-2020	Percent Change
New Listings	10	13	+ 30.0%	97	87	- 10.3%
Pending Sales	3	15	+ 400.0%	81	72	- 11.1%
Closed Sales	9	3	- 66.7%	77	59	- 23.4%
Days on Market Until Sale	33	18	- 45.5%	37	31	- 16.2%
Median Sales Price*	$265,000	$251,500	- 5.1%	$189,000	$209,000	+ 10.6%
Average Sales Price*	$296,778	$281,167	- 5.3%	$222,289	$244,007	+ 9.8%
Percent of List Price Received*	95.5%	100.6%	+ 5.3%	96.8%	98.0%	+ 1.2%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	2.9	1.6	- 44.8%	--	--	--

* 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 2019	2020	Percent Change	Year to Date Thru 9-2019	Thru 9-2020	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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 ——
Valley Farms – 91 ——

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

Entire Service Area ——
Valley Farms – 91 ——

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.