Local Market Update for September 2020

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
New Listings	18	11	- 38.9%	178	165	- 7.3%
Pending Sales	10	20	+ 100.0%	107	142	+ 32.7%
Closed Sales	8	19	+ 137.5%	98	125	+ 27.6%
Days on Market Until Sale	74	34	- 54.1%	44	45	+ 2.3%
Median Sales Price*	$430,000	$390,000	- 9.3%	$307,000	$386,000	+ 25.7%
Average Sales Price*	$421,375	$409,574	- 2.8%	$355,005	$402,922	+ 13.5%
Percent of List Price Received*	94.9%	98.4%	+ 3.7%	96.7%	98.4%	+ 1.8%
Inventory of Homes for Sale	66	19	- 71.2%	--	--	--
Months Supply of Inventory	6.3	1.3	- 79.4%	--	--	--

* 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.

Single-Family Attached

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	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	1	--	--	--	--
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.
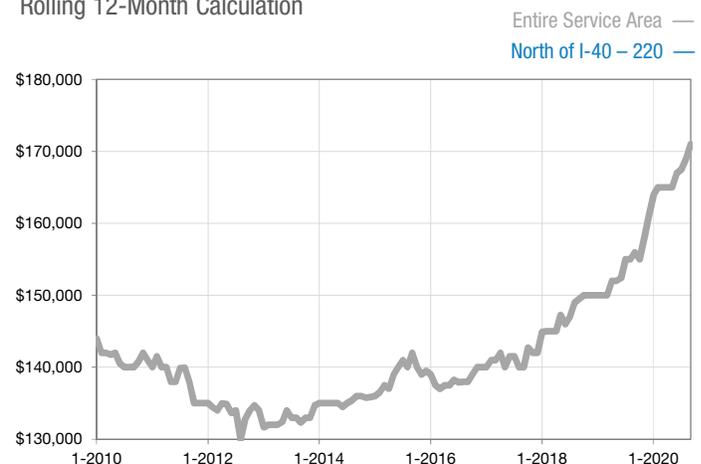
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

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

Entire Service Area —
North of I-40 – 220 —

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.