

# Local Market Update for October 2020

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



## Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	106	<b>110</b>	+ 3.8%	1,000	<b>963</b>	- 3.7%
Pending Sales	89	<b>89</b>	0.0%	771	<b>901</b>	+ 16.9%
Closed Sales	79	<b>95</b>	+ 20.3%	730	<b>852</b>	+ 16.7%
Days on Market Until Sale	28	<b>10</b>	- 64.3%	34	<b>21</b>	- 38.2%
Median Sales Price*	\$197,500	<b>\$210,000</b>	+ 6.3%	\$181,700	<b>\$210,000</b>	+ 15.6%
Average Sales Price*	\$197,524	<b>\$225,043</b>	+ 13.9%	\$192,216	<b>\$218,293</b>	+ 13.6%
Percent of List Price Received*	99.2%	<b>100.2%</b>	+ 1.0%	98.7%	<b>99.6%</b>	+ 0.9%
Inventory of Homes for Sale	157	<b>77</b>	- 51.0%	--	--	--
Months Supply of Inventory	2.1	<b>0.9</b>	- 57.1%	--	--	--

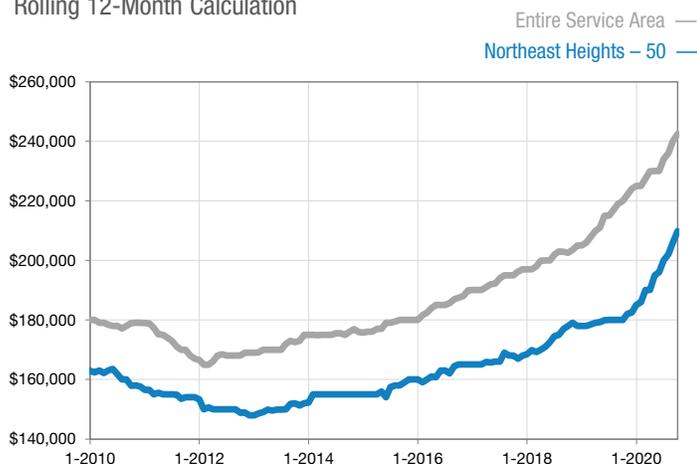
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	19	<b>17</b>	- 10.5%	148	<b>152</b>	+ 2.7%
Pending Sales	15	<b>11</b>	- 26.7%	106	<b>127</b>	+ 19.8%
Closed Sales	10	<b>8</b>	- 20.0%	94	<b>121</b>	+ 28.7%
Days on Market Until Sale	35	<b>9</b>	- 74.3%	30	<b>26</b>	- 13.3%
Median Sales Price*	\$166,000	<b>\$173,750</b>	+ 4.7%	\$171,750	<b>\$174,900</b>	+ 1.8%
Average Sales Price*	\$154,800	<b>\$171,375</b>	+ 10.7%	\$169,043	<b>\$169,467</b>	+ 0.3%
Percent of List Price Received*	97.9%	<b>97.9%</b>	0.0%	98.1%	<b>98.5%</b>	+ 0.4%
Inventory of Homes for Sale	24	<b>19</b>	- 20.8%	--	--	--
Months Supply of Inventory	2.5	<b>1.6</b>	- 36.0%	--	--	--

\* 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.

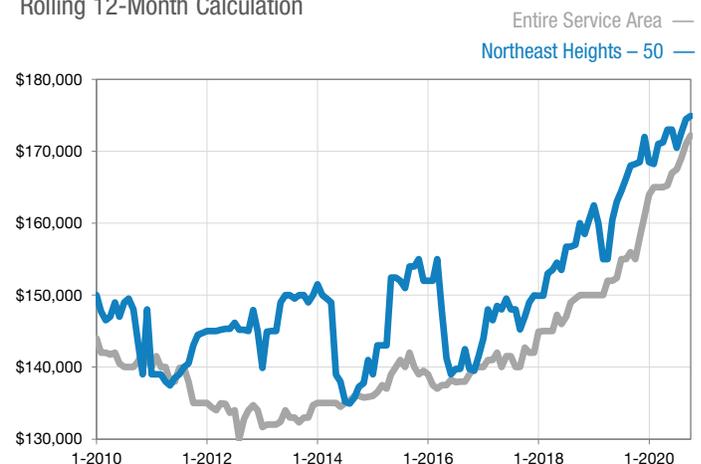
### Median Sales Price - Single-Family Detached

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.