

Local Market Update for October 2020

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



87121

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	83	106	+ 27.7%	965	908	- 5.9%
Pending Sales	81	96	+ 18.5%	863	863	0.0%
Closed Sales	70	89	+ 27.1%	841	779	- 7.4%
Days on Market Until Sale	30	9	- 70.0%	28	20	- 28.6%
Median Sales Price*	\$165,500	\$192,000	+ 16.0%	\$160,000	\$180,000	+ 12.5%
Average Sales Price*	\$166,995	\$193,122	+ 15.6%	\$164,254	\$182,866	+ 11.3%
Percent of List Price Received*	99.0%	100.9%	+ 1.9%	99.3%	100.0%	+ 0.7%
Inventory of Homes for Sale	123	48	- 61.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

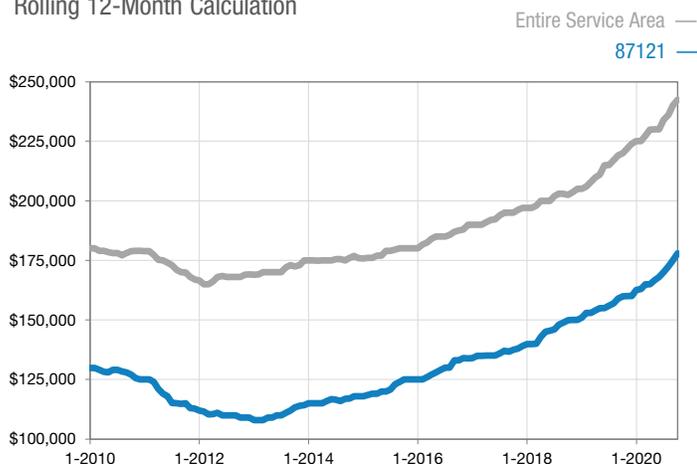
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	36	27	- 25.0%
Pending Sales	4	4	0.0%	29	28	- 3.4%
Closed Sales	1	1	0.0%	26	26	0.0%
Days on Market Until Sale	285	9	- 96.8%	56	45	- 19.6%
Median Sales Price*	\$193,900	\$125,000	- 35.5%	\$135,000	\$141,000	+ 4.4%
Average Sales Price*	\$193,900	\$125,000	- 35.5%	\$132,250	\$141,535	+ 7.0%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	97.9%	99.7%	+ 1.8%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	3.9	0.6	- 84.6%	--	--	--

* 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.

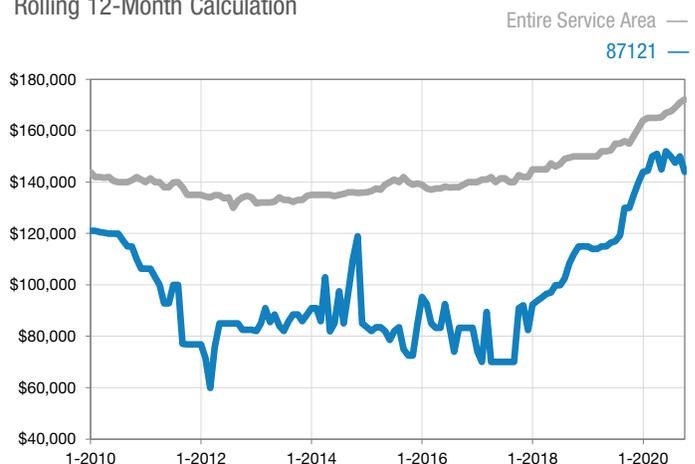
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.