

Local Market Update for October 2020

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



North of I-40 – 220

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

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	10	14	+ 40.0%	188	179	- 4.8%
Pending Sales	15	14	- 6.7%	122	154	+ 26.2%
Closed Sales	17	21	+ 23.5%	115	146	+ 27.0%
Days on Market Until Sale	53	42	- 20.8%	46	44	- 4.3%
Median Sales Price*	\$312,000	\$375,000	+ 20.2%	\$309,000	\$385,000	+ 24.6%
Average Sales Price*	\$369,647	\$414,400	+ 12.1%	\$357,170	\$404,573	+ 13.3%
Percent of List Price Received*	97.0%	99.1%	+ 2.2%	96.8%	98.5%	+ 1.8%
Inventory of Homes for Sale	53	20	- 62.3%	--	--	--
Months Supply of Inventory	4.7	1.4	- 70.2%	--	--	--

* 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	0	0	0.0%	0	1	--
Pending Sales	0	1	--	0	1	--
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



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.