

Local Market Update for October 2020

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



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Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	108	116	+ 7.4%	1,146	1,051	- 8.3%
Pending Sales	91	120	+ 31.9%	938	973	+ 3.7%
Closed Sales	95	99	+ 4.2%	898	898	0.0%
Days on Market Until Sale	27	16	- 40.7%	29	21	- 27.6%
Median Sales Price*	\$233,500	\$260,000	+ 11.3%	\$216,400	\$242,750	+ 12.2%
Average Sales Price*	\$253,963	\$277,801	+ 9.4%	\$236,346	\$262,446	+ 11.0%
Percent of List Price Received*	98.6%	100.6%	+ 2.0%	98.8%	99.6%	+ 0.8%
Inventory of Homes for Sale	166	80	- 51.8%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--

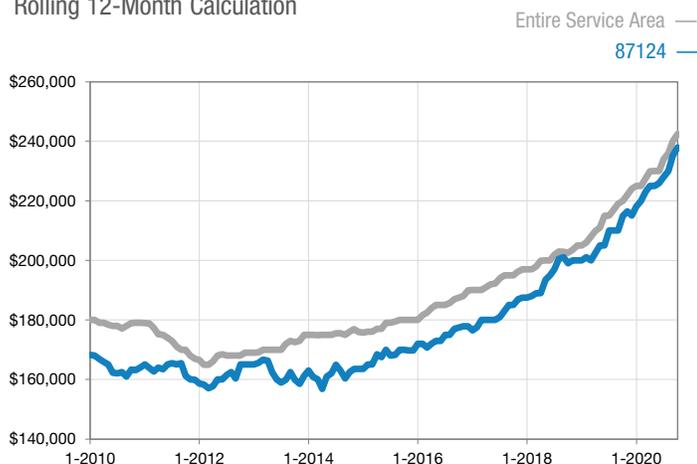
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	12	11	- 8.3%	108	99	- 8.3%
Pending Sales	10	7	- 30.0%	92	95	+ 3.3%
Closed Sales	7	10	+ 42.9%	88	89	+ 1.1%
Days on Market Until Sale	61	9	- 85.2%	36	22	- 38.9%
Median Sales Price*	\$139,000	\$209,500	+ 50.7%	\$141,000	\$165,000	+ 17.0%
Average Sales Price*	\$128,929	\$204,200	+ 58.4%	\$140,917	\$158,792	+ 12.7%
Percent of List Price Received*	98.0%	98.7%	+ 0.7%	98.2%	98.1%	- 0.1%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

* 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.

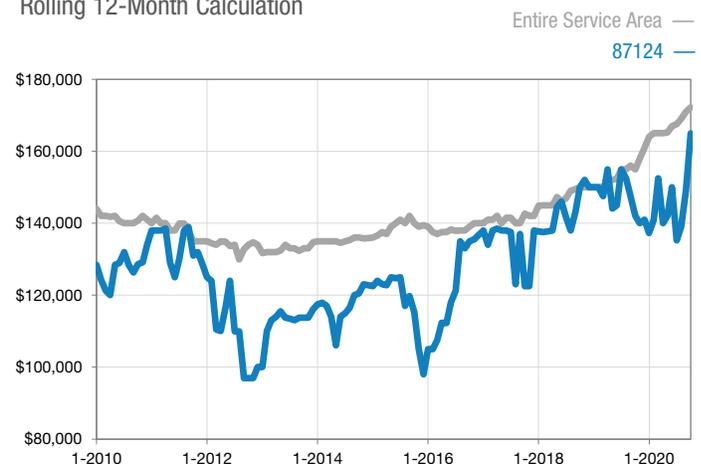
Median Sales Price - Single-Family Detached

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.