

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		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	75	73	- 2.7%	710	671	- 5.5%
Pending Sales	54	56	+ 3.7%	564	622	+ 10.3%
Closed Sales	50	73	+ 46.0%	546	587	+ 7.5%
Days on Market Until Sale	23	10	- 56.5%	33	21	- 36.4%
Median Sales Price*	\$206,500	\$212,000	+ 2.7%	\$190,000	\$218,000	+ 14.7%
Average Sales Price*	\$219,670	\$239,731	+ 9.1%	\$213,109	\$236,640	+ 11.0%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	88	50	- 43.2%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

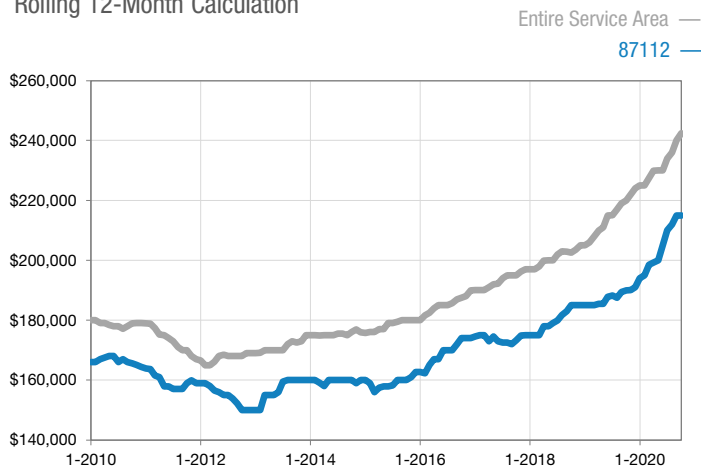
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	7	9	+ 28.6%	79	100	+ 26.6%
Pending Sales	5	8	+ 60.0%	57	91	+ 59.6%
Closed Sales	5	7	+ 40.0%	57	84	+ 47.4%
Days on Market Until Sale	39	9	- 76.9%	28	26	- 7.1%
Median Sales Price*	\$163,000	\$165,000	+ 1.2%	\$154,000	\$174,500	+ 13.3%
Average Sales Price*	\$161,600	\$157,429	- 2.6%	\$160,217	\$173,442	+ 8.3%
Percent of List Price Received*	96.2%	97.2%	+ 1.0%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	3.2	1.2	- 62.5%	--	--	--

* 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.

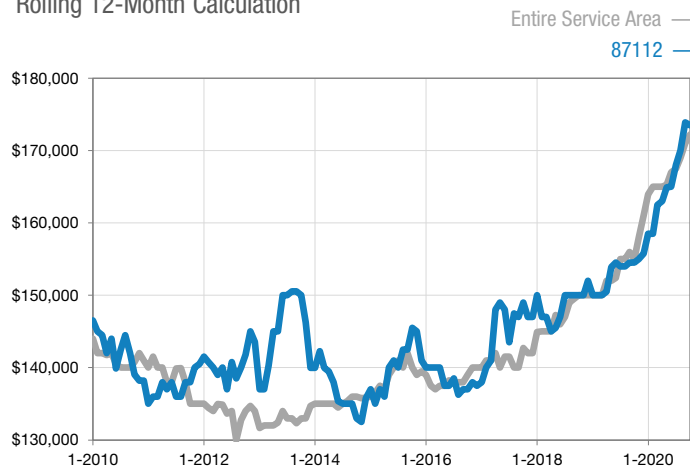
Median Sales Price - Single-Family Detached

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.