

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	122	133	+ 9.0%	1,271	1,319	+ 3.8%
Pending Sales	85	129	+ 51.8%	1,053	1,129	+ 7.2%
Closed Sales	96	132	+ 37.5%	1,027	1,029	+ 0.2%
Days on Market Until Sale	35	23	- 34.3%	40	25	- 37.5%
Median Sales Price*	\$238,500	\$275,000	+ 15.3%	\$225,000	\$249,000	+ 10.7%
Average Sales Price*	\$261,476	\$304,305	+ 16.4%	\$257,217	\$277,326	+ 7.8%
Percent of List Price Received*	99.0%	100.4%	+ 1.4%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	192	109	- 43.2%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

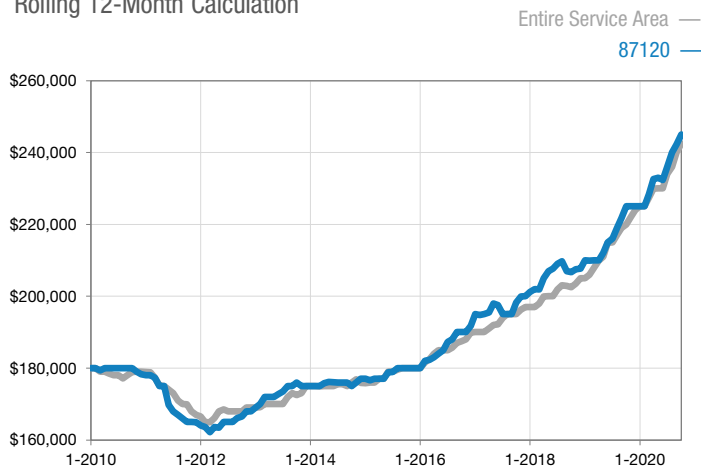
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	9	16	+ 77.8%	182	158	- 13.2%
Pending Sales	8	22	+ 175.0%	159	147	- 7.5%
Closed Sales	20	20	0.0%	159	127	- 20.1%
Days on Market Until Sale	46	9	- 80.4%	29	17	- 41.4%
Median Sales Price*	\$151,000	\$178,500	+ 18.2%	\$149,000	\$164,000	+ 10.1%
Average Sales Price*	\$186,144	\$192,365	+ 3.3%	\$164,835	\$182,300	+ 10.6%
Percent of List Price Received*	98.8%	99.6%	+ 0.8%	98.6%	99.4%	+ 0.8%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.6	- 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.

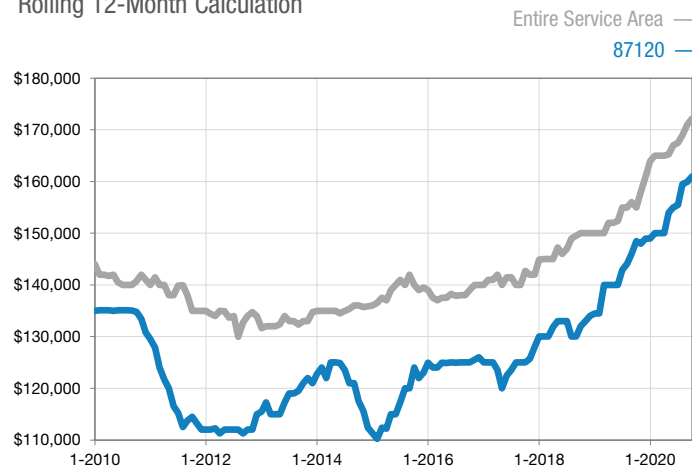
Median Sales Price - Single-Family Detached

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.