

# Local Market Update for October 2020

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



## 87111

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	80	<b>80</b>	0.0%	905	<b>845</b>	- 6.6%
Pending Sales	59	<b>78</b>	+ 32.2%	640	<b>757</b>	+ 18.3%
Closed Sales	74	<b>85</b>	+ 14.9%	608	<b>718</b>	+ 18.1%
Days on Market Until Sale	43	<b>16</b>	- 62.8%	37	<b>28</b>	- 24.3%
Median Sales Price*	\$284,500	<b>\$327,000</b>	+ 14.9%	\$305,000	<b>\$319,850</b>	+ 4.9%
Average Sales Price*	\$327,843	<b>\$387,306</b>	+ 18.1%	\$361,308	<b>\$372,138</b>	+ 3.0%
Percent of List Price Received*	98.0%	<b>99.9%</b>	+ 1.9%	98.2%	<b>98.8%</b>	+ 0.6%
Inventory of Homes for Sale	192	<b>75</b>	- 60.9%	--	--	--
Months Supply of Inventory	3.2	<b>1.0</b>	- 68.8%	--	--	--

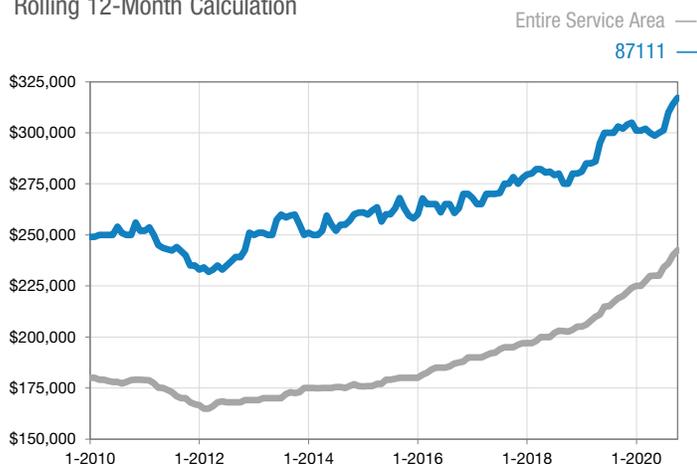
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	27	<b>18</b>	- 33.3%	232	<b>191</b>	- 17.7%
Pending Sales	21	<b>11</b>	- 47.6%	184	<b>158</b>	- 14.1%
Closed Sales	15	<b>19</b>	+ 26.7%	163	<b>155</b>	- 4.9%
Days on Market Until Sale	28	<b>8</b>	- 71.4%	31	<b>28</b>	- 9.7%
Median Sales Price*	\$173,000	<b>\$185,000</b>	+ 6.9%	\$196,000	<b>\$199,000</b>	+ 1.5%
Average Sales Price*	\$184,593	<b>\$209,718</b>	+ 13.6%	\$207,304	<b>\$215,307</b>	+ 3.9%
Percent of List Price Received*	98.3%	<b>99.1%</b>	+ 0.8%	98.0%	<b>98.8%</b>	+ 0.8%
Inventory of Homes for Sale	36	<b>17</b>	- 52.8%	--	--	--
Months Supply of Inventory	2.1	<b>1.1</b>	- 47.6%	--	--	--

\* 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.

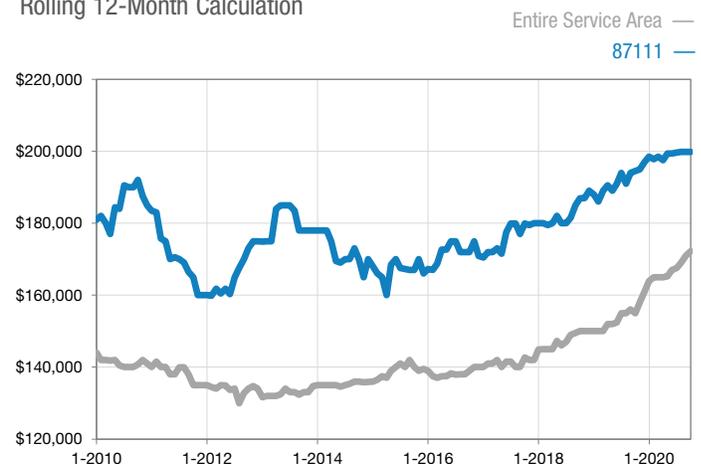
### Median Sales Price - Single-Family Detached

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.