

# Local Market Update for October 2020

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



## 87106

| 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                    | 27        | <b>29</b>        | + 7.4%         | 327          | <b>337</b>       | + 3.1%         |
| Pending Sales                   | 17        | <b>22</b>        | + 29.4%        | 225          | <b>248</b>       | + 10.2%        |
| Closed Sales                    | 17        | <b>19</b>        | + 11.8%        | 220          | <b>242</b>       | + 10.0%        |
| Days on Market Until Sale       | 54        | <b>44</b>        | - 18.5%        | 49           | <b>37</b>        | - 24.5%        |
| Median Sales Price*             | \$345,000 | <b>\$320,000</b> | - 7.2%         | \$270,000    | <b>\$293,500</b> | + 8.7%         |
| Average Sales Price*            | \$350,457 | <b>\$338,867</b> | - 3.3%         | \$284,791    | <b>\$303,052</b> | + 6.4%         |
| Percent of List Price Received* | 95.7%     | <b>97.6%</b>     | + 2.0%         | 97.1%        | <b>97.9%</b>     | + 0.8%         |
| Inventory of Homes for Sale     | 66        | <b>40</b>        | - 39.4%        | --           | --               | --             |
| Months Supply of Inventory      | 3.1       | <b>1.7</b>       | - 45.2%        | --           | --               | --             |

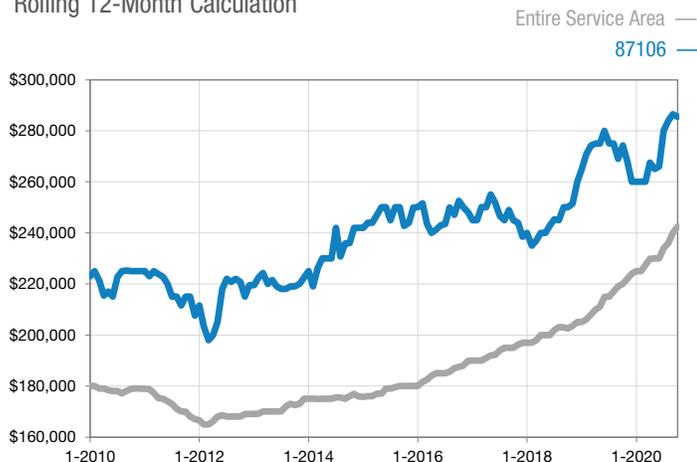
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 10-2019 | Thru 10-2020     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 3         | <b>4</b>         | + 33.3%        | 52           | <b>43</b>        | - 17.3%        |
| Pending Sales                   | 2         | <b>1</b>         | - 50.0%        | 31           | <b>34</b>        | + 9.7%         |
| Closed Sales                    | 2         | <b>4</b>         | + 100.0%       | 29           | <b>35</b>        | + 20.7%        |
| Days on Market Until Sale       | 55        | <b>156</b>       | + 183.6%       | 60           | <b>50</b>        | - 16.7%        |
| Median Sales Price*             | \$202,500 | <b>\$210,250</b> | + 3.8%         | \$185,000    | <b>\$169,500</b> | - 8.4%         |
| Average Sales Price*            | \$202,500 | <b>\$213,125</b> | + 5.2%         | \$175,186    | <b>\$162,757</b> | - 7.1%         |
| Percent of List Price Received* | 94.3%     | <b>97.5%</b>     | + 3.4%         | 95.2%        | <b>99.7%</b>     | + 4.7%         |
| Inventory of Homes for Sale     | 10        | <b>5</b>         | - 50.0%        | --           | --               | --             |
| Months Supply of Inventory      | 3.3       | <b>1.6</b>       | - 51.5%        | --           | --               | --             |

\* 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.