

# Local Market Update for October 2020

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



## 87105

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	53	44	- 17.0%	418	425	+ 1.7%
Pending Sales	27	45	+ 66.7%	333	359	+ 7.8%
Closed Sales	28	35	+ 25.0%	317	305	- 3.8%
Days on Market Until Sale	22	23	+ 4.5%	44	30	- 31.8%
Median Sales Price*	\$190,000	<b>\$203,000</b>	+ 6.8%	\$160,000	<b>\$180,000</b>	+ 12.5%
Average Sales Price*	\$203,300	<b>\$236,628</b>	+ 16.4%	\$179,386	<b>\$203,569</b>	+ 13.5%
Percent of List Price Received*	98.2%	<b>100.2%</b>	+ 2.0%	97.8%	<b>98.9%</b>	+ 1.1%
Inventory of Homes for Sale	89	48	- 46.1%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--

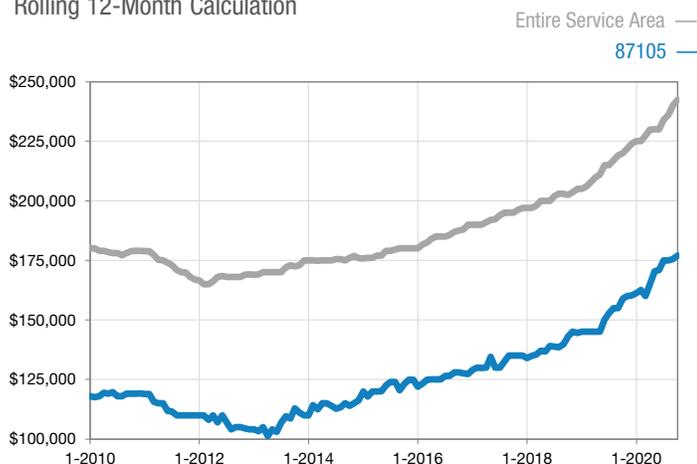
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	1	2	+ 100.0%	10	19	+ 90.0%
Pending Sales	1	2	+ 100.0%	8	18	+ 125.0%
Closed Sales	3	3	0.0%	10	16	+ 60.0%
Days on Market Until Sale	28	8	- 71.4%	48	17	- 64.6%
Median Sales Price*	\$230,000	<b>\$150,000</b>	- 34.8%	\$88,000	<b>\$125,000</b>	+ 42.0%
Average Sales Price*	\$224,667	<b>\$146,100</b>	- 35.0%	\$117,729	<b>\$127,856</b>	+ 8.6%
Percent of List Price Received*	96.3%	<b>103.0%</b>	+ 7.0%	93.1%	<b>97.6%</b>	+ 4.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--

\* 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.

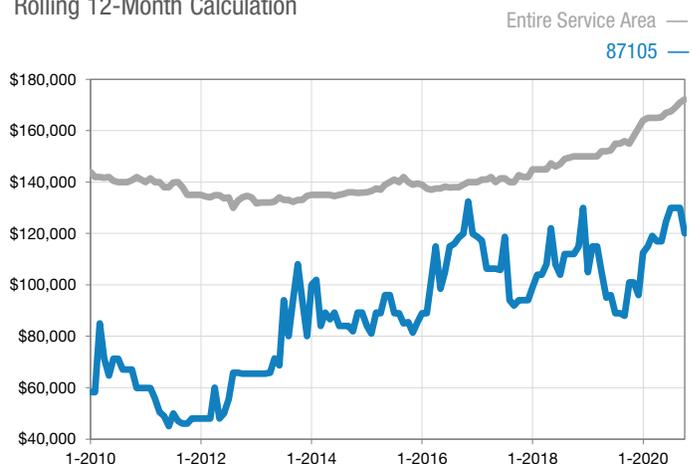
### Median Sales Price - Single-Family Detached

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.