

Local Market Update for October 2020

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	6	6	0.0%	64	55	- 14.1%
Pending Sales	2	3	+ 50.0%	34	51	+ 50.0%
Closed Sales	5	7	+ 40.0%	36	47	+ 30.6%
Days on Market Until Sale	59	33	- 44.1%	81	87	+ 7.4%
Median Sales Price*	\$180,000	\$340,000	+ 88.9%	\$234,500	\$204,900	- 12.6%
Average Sales Price*	\$225,200	\$311,204	+ 38.2%	\$238,323	\$230,424	- 3.3%
Percent of List Price Received*	93.8%	100.8%	+ 7.5%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	8.5	2.7	- 68.2%	--	--	--

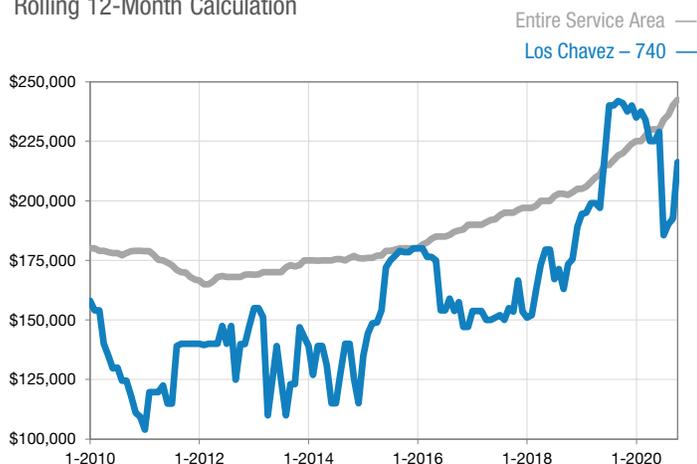
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

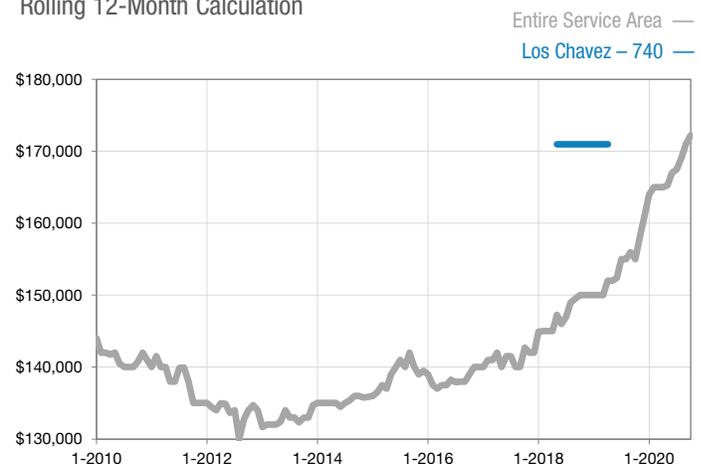
Median Sales Price - Single-Family Detached

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.