

Local Market Update for October 2020

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	31	24	- 22.6%	329	322	- 2.1%
Pending Sales	11	19	+ 72.7%	211	247	+ 17.1%
Closed Sales	19	21	+ 10.5%	215	239	+ 11.2%
Days on Market Until Sale	53	41	- 22.6%	53	39	- 26.4%
Median Sales Price*	\$290,000	\$372,500	+ 28.4%	\$280,000	\$315,000	+ 12.5%
Average Sales Price*	\$323,505	\$416,757	+ 28.8%	\$309,782	\$342,271	+ 10.5%
Percent of List Price Received*	95.9%	98.4%	+ 2.6%	96.8%	97.8%	+ 1.0%
Inventory of Homes for Sale	85	37	- 56.5%	--	--	--
Months Supply of Inventory	4.2	1.6	- 61.9%	--	--	--

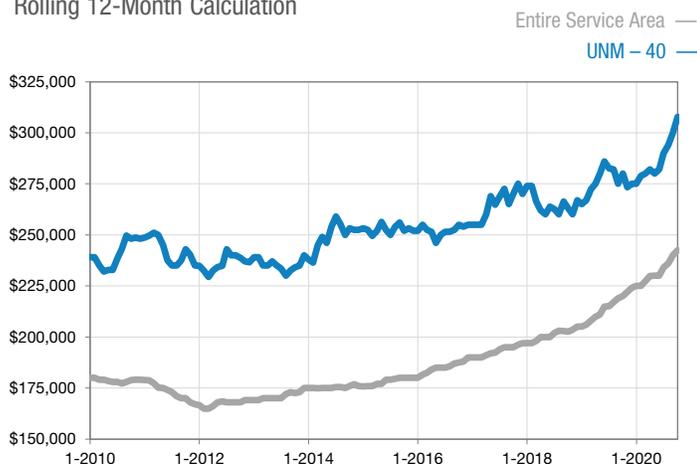
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	25	18	- 28.0%
Pending Sales	1	0	- 100.0%	16	9	- 43.8%
Closed Sales	1	2	+ 100.0%	15	10	- 33.3%
Days on Market Until Sale	43	232	+ 439.5%	68	85	+ 25.0%
Median Sales Price*	\$290,000	\$370,000	+ 27.6%	\$197,000	\$209,650	+ 6.4%
Average Sales Price*	\$290,000	\$370,000	+ 27.6%	\$212,427	\$244,680	+ 15.2%
Percent of List Price Received*	96.7%	97.5%	+ 0.8%	97.2%	98.4%	+ 1.2%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

* 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.

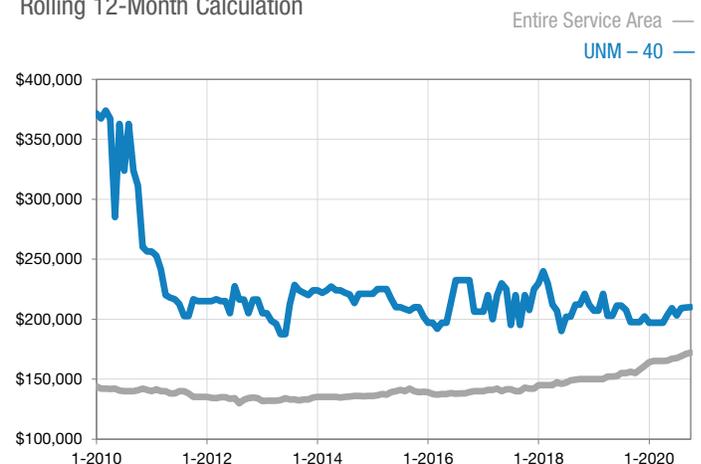
Median Sales Price - Single-Family Detached

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.