

Local Market Update for October 2020

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	22	39	+ 77.3%	279	269	- 3.6%
Pending Sales	26	28	+ 7.7%	224	221	- 1.3%
Closed Sales	20	27	+ 35.0%	205	190	- 7.3%
Days on Market Until Sale	39	16	- 59.0%	30	19	- 36.7%
Median Sales Price*	\$340,000	\$330,000	- 2.9%	\$298,500	\$318,250	+ 6.6%
Average Sales Price*	\$384,850	\$368,155	- 4.3%	\$322,924	\$348,802	+ 8.0%
Percent of List Price Received*	97.8%	99.5%	+ 1.7%	98.6%	99.3%	+ 0.7%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

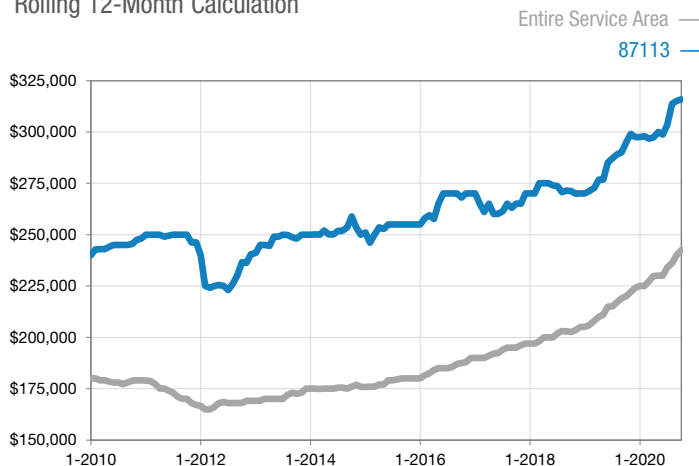
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	2	3	+ 50.0%	12	40	+ 233.3%
Pending Sales	2	3	+ 50.0%	17	38	+ 123.5%
Closed Sales	2	3	+ 50.0%	15	37	+ 146.7%
Days on Market Until Sale	22	2	- 90.9%	44	5	- 88.6%
Median Sales Price*	\$183,500	\$227,000	+ 23.7%	\$157,000	\$160,000	+ 1.9%
Average Sales Price*	\$183,500	\$207,333	+ 13.0%	\$168,385	\$166,114	- 1.3%
Percent of List Price Received*	95.1%	100.8%	+ 6.0%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.5	--	--	--	--

* 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.

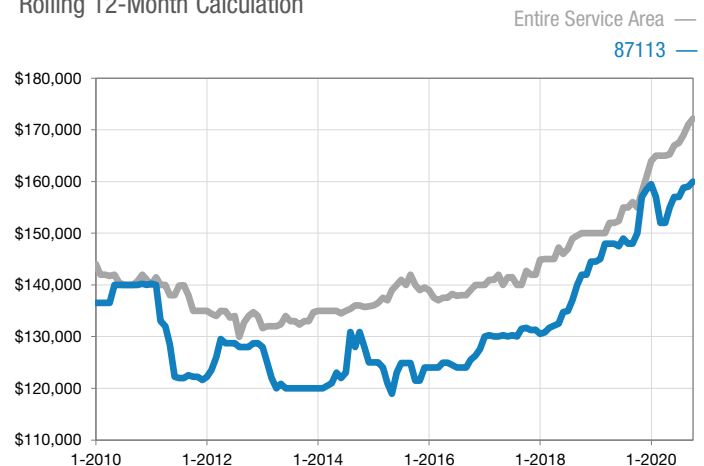
Median Sales Price - Single-Family Detached

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.