

Local Market Update for October 2020

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



87108

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	29	48	+ 65.5%	359	385	+ 7.2%
Pending Sales	27	40	+ 48.1%	255	302	+ 18.4%
Closed Sales	26	32	+ 23.1%	256	268	+ 4.7%
Days on Market Until Sale	33	29	- 12.1%	41	31	- 24.4%
Median Sales Price*	\$209,500	\$248,450	+ 18.6%	\$183,000	\$192,000	+ 4.9%
Average Sales Price*	\$215,835	\$270,697	+ 25.4%	\$213,220	\$222,514	+ 4.4%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	60	48	- 20.0%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

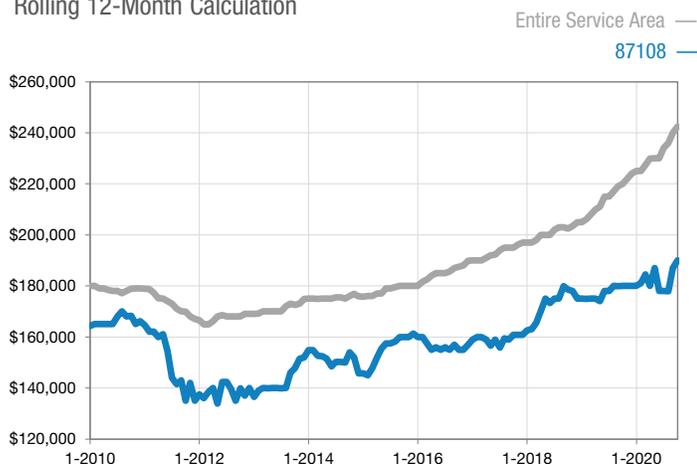
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	40	52	+ 30.0%
Pending Sales	3	2	- 33.3%	28	32	+ 14.3%
Closed Sales	2	2	0.0%	31	31	0.0%
Days on Market Until Sale	153	8	- 94.8%	64	26	- 59.4%
Median Sales Price*	\$154,450	\$169,500	+ 9.7%	\$124,000	\$123,900	- 0.1%
Average Sales Price*	\$154,450	\$169,500	+ 9.7%	\$169,093	\$150,670	- 10.9%
Percent of List Price Received*	98.9%	101.6%	+ 2.7%	96.2%	97.3%	+ 1.1%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	3.7	2.7	- 27.0%	--	--	--

* 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.

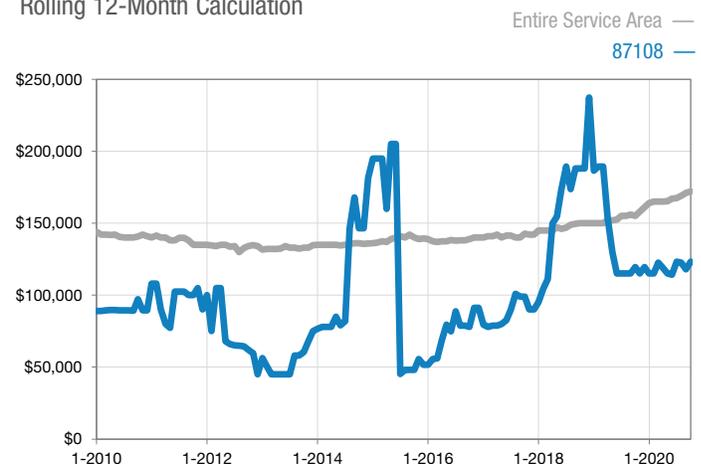
Median Sales Price - Single-Family Detached

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.