

Local Market Update for October 2020

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



87123

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 10-2019 | Thru 10-2020 | Percent Change |
| New Listings | 60 | 58 | - 3.3% | 612 | 596 | - 2.6% |
| Pending Sales | 46 | 49 | + 6.5% | 458 | 526 | + 14.8% |
| Closed Sales | 45 | 51 | + 13.3% | 439 | 491 | + 11.8% |
| Days on Market Until Sale | 30 | 20 | - 33.3% | 36 | 25 | - 30.6% |
| Median Sales Price* | \$207,000 | \$289,900 | + 40.0% | \$245,000 | \$255,000 | + 4.1% |
| Average Sales Price* | \$234,183 | \$305,001 | + 30.2% | \$253,346 | \$277,795 | + 9.7% |
| Percent of List Price Received* | 99.1% | 98.8% | - 0.3% | 98.3% | 99.5% | + 1.2% |
| Inventory of Homes for Sale | 108 | 64 | - 40.7% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 1.3 | - 48.0% | -- | -- | -- |

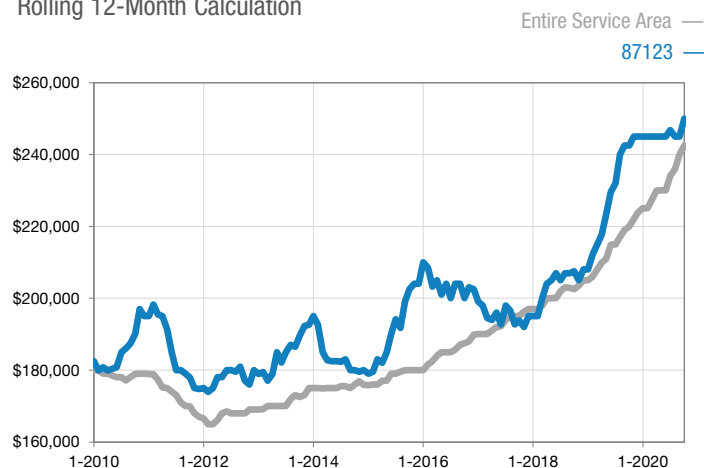
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2019 | 2020 | Percent Change | Thru 10-2019 | Thru 10-2020 | Percent Change |
| New Listings | 12 | 16 | + 33.3% | 121 | 143 | + 18.2% |
| Pending Sales | 13 | 12 | - 7.7% | 106 | 142 | + 34.0% |
| Closed Sales | 2 | 10 | + 400.0% | 94 | 130 | + 38.3% |
| Days on Market Until Sale | 4 | 31 | + 675.0% | 84 | 45 | - 46.4% |
| Median Sales Price* | \$209,450 | \$216,500 | + 3.4% | \$188,400 | \$195,950 | + 4.0% |
| Average Sales Price* | \$209,450 | \$220,290 | + 5.2% | \$190,596 | \$200,420 | + 5.2% |
| Percent of List Price Received* | 100.0% | 100.0% | 0.0% | 98.6% | 99.2% | + 0.6% |
| Inventory of Homes for Sale | 25 | 12 | - 52.0% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 0.9 | - 62.5% | -- | -- | -- |

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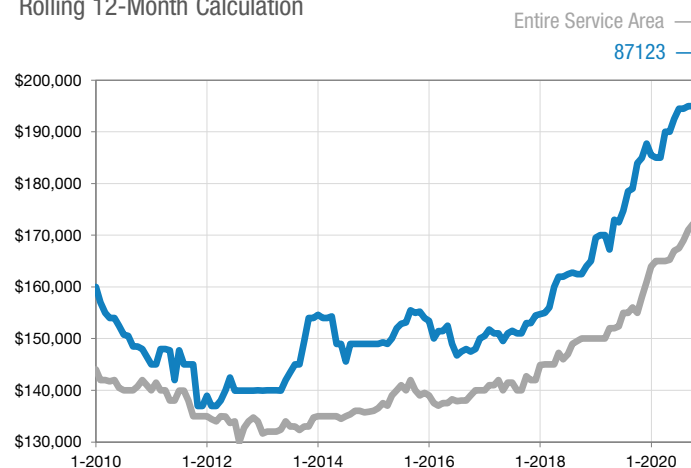
Median Sales Price - Single-Family Detached

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.