Local Market Update for October 2020

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

gaar

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Single-Family Detached

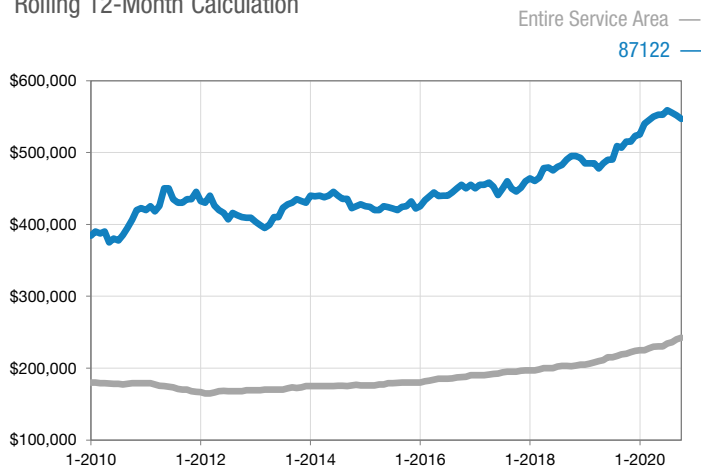| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	45	32	- 28.9%	510	423	- 17.1%
Pending Sales	24	39	+ 62.5%	325	340	+ 4.6%
Closed Sales	33	45	+ 36.4%	316	304	- 3.8%
Days on Market Until Sale	46	42	- 8.7%	41	43	+ 4.9%
Median Sales Price*	$625,000	$529,000	- 15.4%	$508,670	$540,500	+ 6.3%
Average Sales Price*	$621,555	$565,156	- 9.1%	$581,261	$582,838	+ 0.3%
Percent of List Price Received*	97.8%	97.9%	+ 0.1%	97.8%	98.0%	+ 0.2%
Inventory of Homes for Sale	116	53	- 54.3%	--	--	--
Months Supply of Inventory	3.9	1.7	- 56.4%	--	--	--

* 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.

Single-Family Attached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	0	2	--	15	9	- 40.0%
Pending Sales	0	1	--	13	7	- 46.2%
Closed Sales	4	1	- 75.0%	13	7	- 46.2%
Days on Market Until Sale	60	0	- 100.0%	43	21	- 51.2%
Median Sales Price*	$215,250	$277,000	+ 28.7%	$240,000	$270,000	+ 12.5%
Average Sales Price*	$243,750	$277,000	+ 13.6%	$260,108	$290,771	+ 11.8%
Percent of List Price Received*	96.4%	108.6%	+ 12.7%	97.7%	100.1%	+ 2.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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.
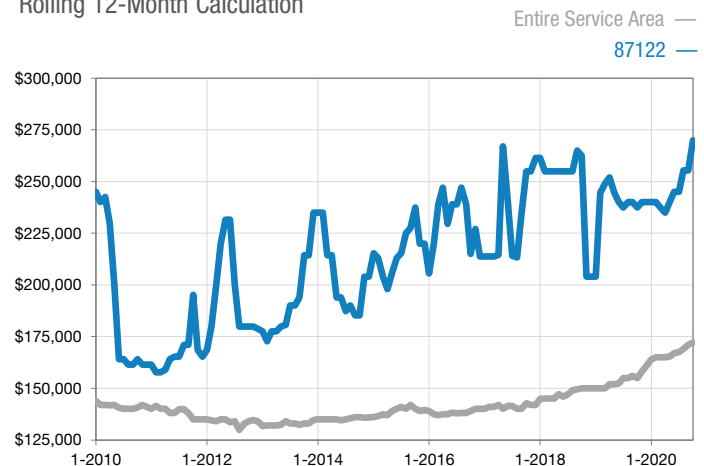
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87122 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87122 —

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.