

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		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	67	50	- 25.4%	694	581	- 16.3%
Pending Sales	40	47	+ 17.5%	511	531	+ 3.9%
Closed Sales	52	56	+ 7.7%	500	510	+ 2.0%
Days on Market Until Sale	38	21	- 44.7%	34	27	- 20.6%
Median Sales Price*	\$185,000	\$232,000	+ 25.4%	\$195,000	\$215,000	+ 10.3%
Average Sales Price*	\$197,445	\$271,621	+ 37.6%	\$213,751	\$239,456	+ 12.0%
Percent of List Price Received*	97.0%	98.2%	+ 1.2%	97.9%	99.0%	+ 1.1%
Inventory of Homes for Sale	129	42	- 67.4%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--

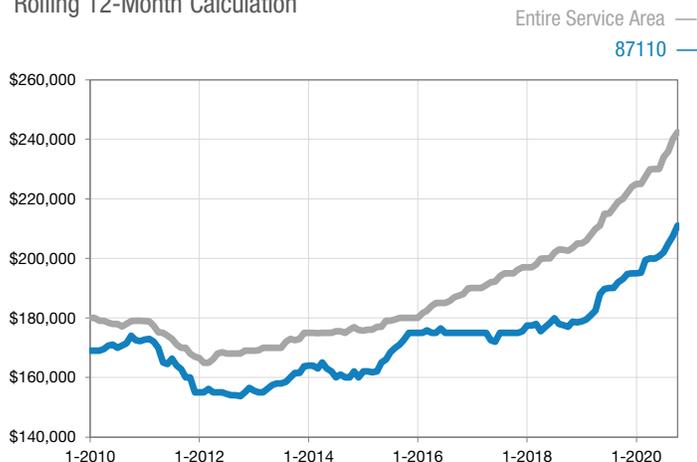
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	56	45	- 19.6%
Pending Sales	5	2	- 60.0%	53	44	- 17.0%
Closed Sales	2	4	+ 100.0%	52	44	- 15.4%
Days on Market Until Sale	5	3	- 40.0%	30	30	0.0%
Median Sales Price*	\$63,250	\$106,000	+ 67.6%	\$103,125	\$100,750	- 2.3%
Average Sales Price*	\$63,250	\$97,500	+ 54.2%	\$103,880	\$124,354	+ 19.7%
Percent of List Price Received*	95.1%	93.0%	- 2.2%	97.2%	95.9%	- 1.3%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

* 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.

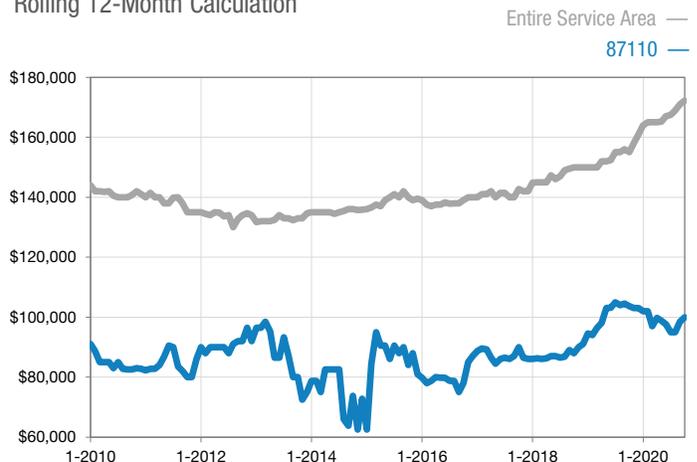
Median Sales Price - Single-Family Detached

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.