

Local Market Update for October 2020

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	34	29	- 14.7%	335	324	- 3.3%
Pending Sales	19	27	+ 42.1%	231	249	+ 7.8%
Closed Sales	19	24	+ 26.3%	225	247	+ 9.8%
Days on Market Until Sale	51	23	- 54.9%	43	35	- 18.6%
Median Sales Price*	\$215,000	\$257,000	+ 19.5%	\$200,000	\$240,000	+ 20.0%
Average Sales Price*	\$235,076	\$307,034	+ 30.6%	\$265,356	\$306,957	+ 15.7%
Percent of List Price Received*	96.4%	99.3%	+ 3.0%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	76	34	- 55.3%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--

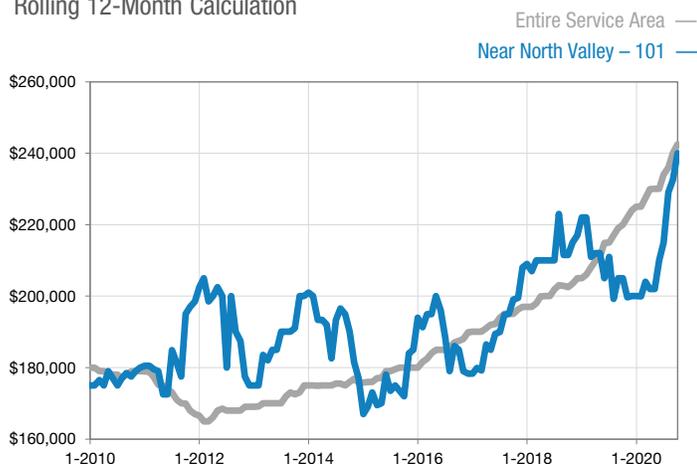
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	6	6	0.0%	73	71	- 2.7%
Pending Sales	5	4	- 20.0%	53	61	+ 15.1%
Closed Sales	8	5	- 37.5%	52	59	+ 13.5%
Days on Market Until Sale	11	2	- 81.8%	31	24	- 22.6%
Median Sales Price*	\$182,500	\$165,000	- 9.6%	\$180,000	\$170,000	- 5.6%
Average Sales Price*	\$202,500	\$163,180	- 19.4%	\$206,273	\$192,156	- 6.8%
Percent of List Price Received*	95.9%	101.4%	+ 5.7%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

* 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.

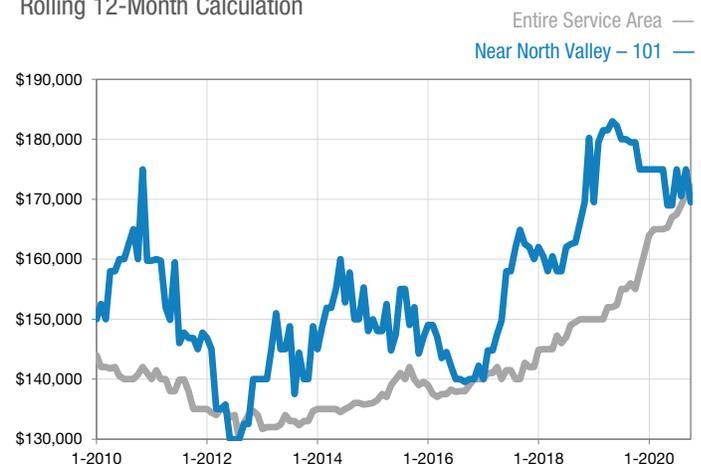
Median Sales Price - Single-Family Detached

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.