

Local Market Update for October 2020

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



87004

Single-Family Detached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	12	6	- 50.0%	146	111	- 24.0%
Pending Sales	10	10	0.0%	105	90	- 14.3%
Closed Sales	9	8	- 11.1%	100	85	- 15.0%
Days on Market Until Sale	80	15	- 81.3%	57	48	- 15.8%
Median Sales Price*	\$275,000	\$262,500	- 4.5%	\$280,000	\$279,900	- 0.0%
Average Sales Price*	\$294,981	\$268,375	- 9.0%	\$281,709	\$283,004	+ 0.5%
Percent of List Price Received*	98.9%	100.2%	+ 1.3%	97.6%	98.4%	+ 0.8%
Inventory of Homes for Sale	40	20	- 50.0%	--	--	--
Months Supply of Inventory	4.2	2.3	- 45.2%	--	--	--

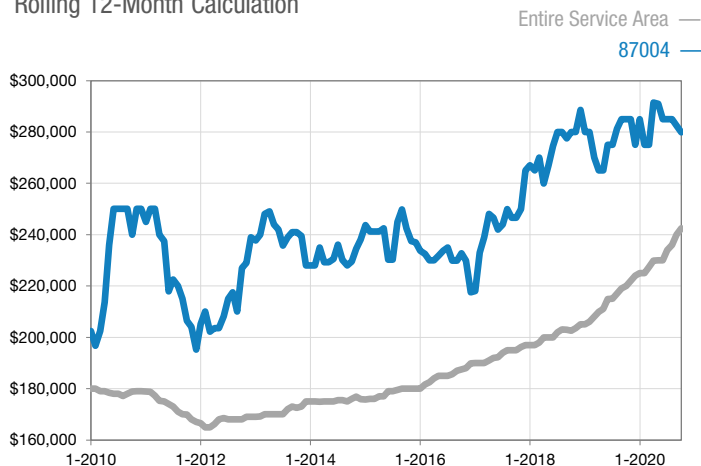
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	0	2	--	7	6	- 14.3%
Pending Sales	0	2	--	7	6	- 14.3%
Closed Sales	1	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	12	--	--	28	12	- 57.1%
Median Sales Price*	\$70,000	--	--	\$87,000	\$78,500	- 9.8%
Average Sales Price*	\$70,000	--	--	\$94,843	\$92,467	- 2.5%
Percent of List Price Received*	82.8%	--	--	95.9%	102.8%	+ 7.2%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

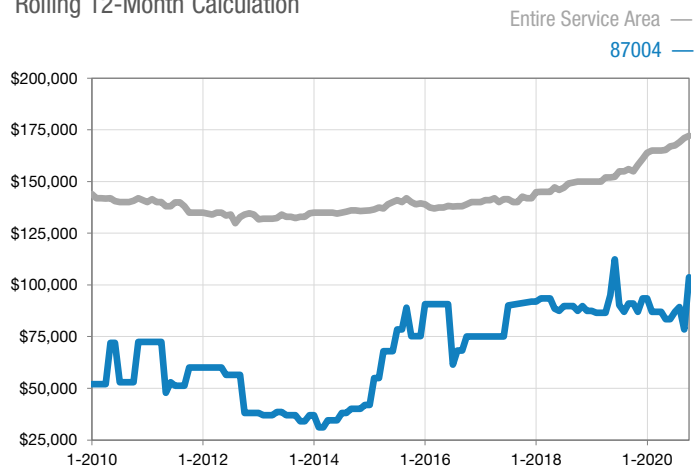
Median Sales Price - Single-Family Detached

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.