

Local Market Update for October 2020

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



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	4	11	+ 175.0%	58	51	- 12.1%
Pending Sales	3	8	+ 166.7%	33	33	0.0%
Closed Sales	3	4	+ 33.3%	28	25	- 10.7%
Days on Market Until Sale	94	19	- 79.8%	59	71	+ 20.3%
Median Sales Price*	\$240,000	\$706,000	+ 194.2%	\$350,000	\$470,000	+ 34.3%
Average Sales Price*	\$333,000	\$783,625	+ 135.3%	\$405,651	\$555,817	+ 37.0%
Percent of List Price Received*	98.6%	102.1%	+ 3.5%	97.7%	99.4%	+ 1.7%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	6.2	3.7	- 40.3%	--	--	--

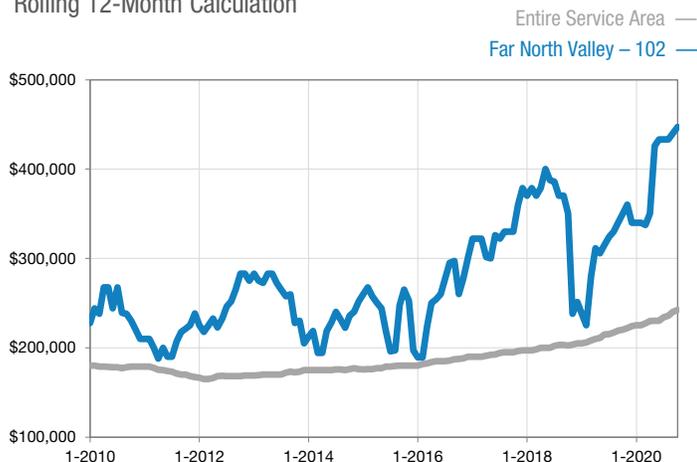
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.

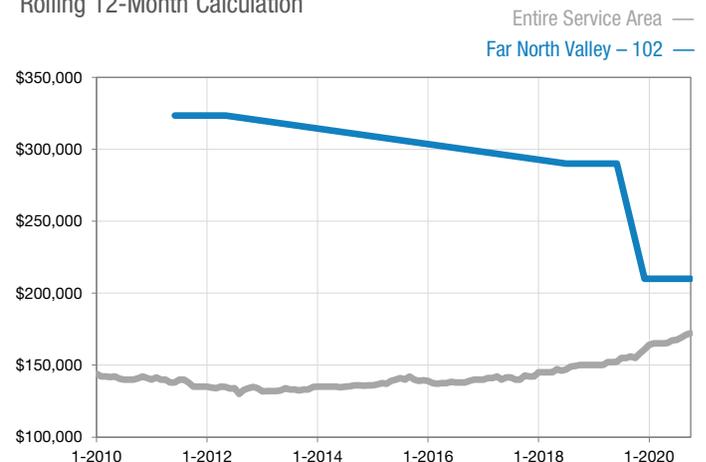
Median Sales Price - Single-Family Detached

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.