

Local Market Update for October 2020

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



Northwest Edgewood – 250

North of I-40, East of Hwy 217, South of and Including Golden, West of Hwy 344

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	12	12	0.0%	125	91	- 27.2%
Pending Sales	15	5	- 66.7%	91	71	- 22.0%
Closed Sales	12	7	- 41.7%	85	69	- 18.8%
Days on Market Until Sale	31	26	- 16.1%	39	35	- 10.3%
Median Sales Price*	\$317,000	\$301,000	- 5.0%	\$303,000	\$305,000	+ 0.7%
Average Sales Price*	\$326,308	\$354,143	+ 8.5%	\$300,585	\$312,721	+ 4.0%
Percent of List Price Received*	98.4%	100.7%	+ 2.3%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--

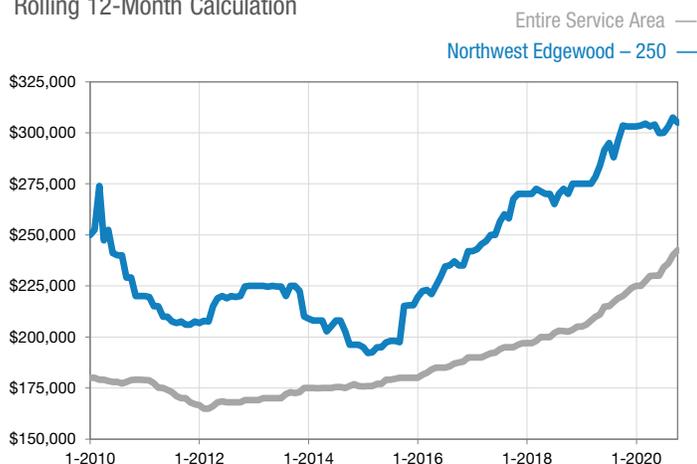
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	0.0%
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	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.

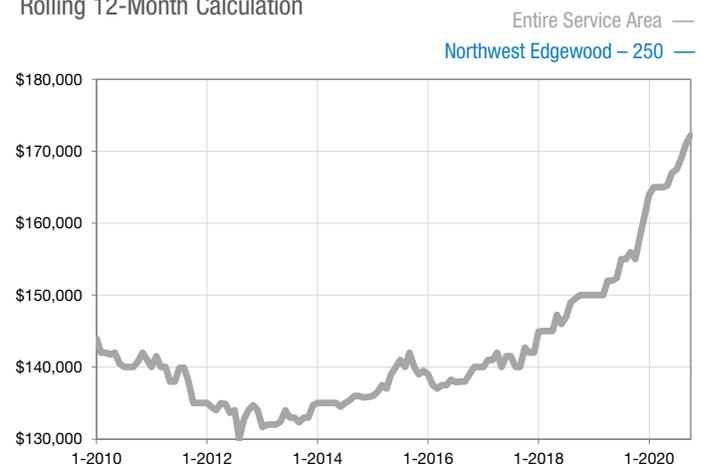
Median Sales Price - Single-Family Detached

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.