

Local Market Update for October 2020

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



Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte 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	58	65	+ 12.1%	725	637	- 12.1%
Pending Sales	48	48	0.0%	607	587	- 3.3%
Closed Sales	58	55	- 5.2%	606	563	- 7.1%
Days on Market Until Sale	17	8	- 52.9%	32	17	- 46.9%
Median Sales Price*	\$220,000	\$253,500	+ 15.2%	\$213,250	\$240,000	+ 12.5%
Average Sales Price*	\$220,900	\$263,294	+ 19.2%	\$218,081	\$247,647	+ 13.6%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	99.0%	100.1%	+ 1.1%
Inventory of Homes for Sale	81	41	- 49.4%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

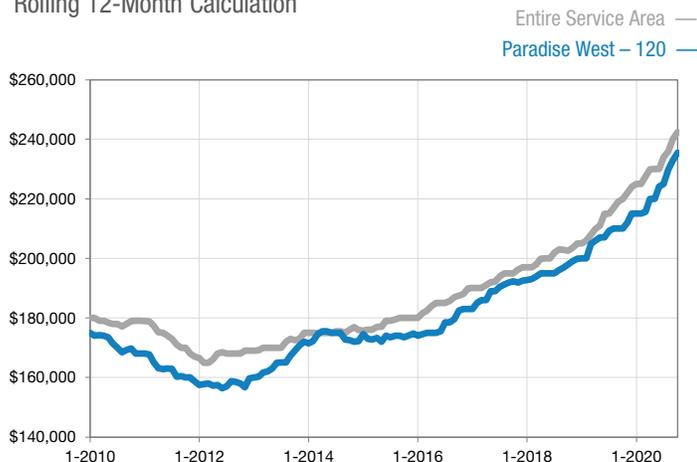
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	10	5	- 50.0%
Pending Sales	2	0	- 100.0%	7	4	- 42.9%
Closed Sales	1	1	0.0%	4	4	0.0%
Days on Market Until Sale	3	39	+ 1200.0%	26	13	- 50.0%
Median Sales Price*	\$170,000	\$210,000	+ 23.5%	\$179,950	\$209,950	+ 16.7%
Average Sales Price*	\$170,000	\$210,000	+ 23.5%	\$180,350	\$202,475	+ 12.3%
Percent of List Price Received*	100.0%	100.0%	0.0%	99.5%	99.9%	+ 0.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

* 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.

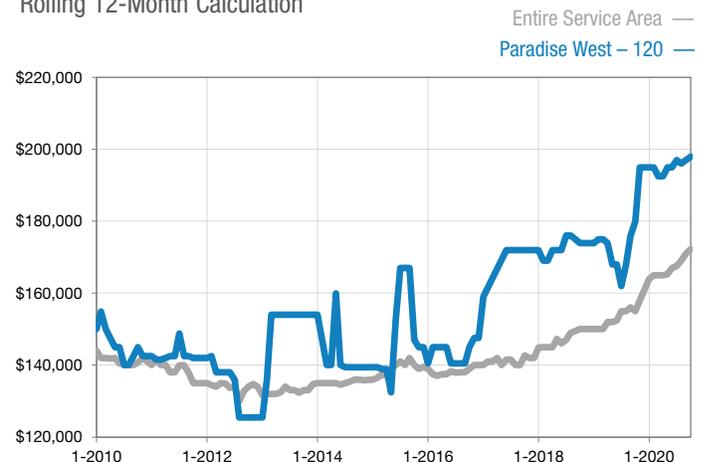
Median Sales Price - Single-Family Detached

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.