

# Local Market Update for October 2020

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



## 87144

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	101	<b>144</b>	+ 42.6%	1,275	<b>1,395</b>	+ 9.4%
Pending Sales	109	<b>144</b>	+ 32.1%	1,043	<b>1,207</b>	+ 15.7%
Closed Sales	88	<b>117</b>	+ 33.0%	980	<b>1,054</b>	+ 7.6%
Days on Market Until Sale	30	<b>18</b>	- 40.0%	35	<b>29</b>	- 17.1%
Median Sales Price*	\$208,500	<b>\$252,500</b>	+ 21.1%	\$216,583	<b>\$238,988</b>	+ 10.3%
Average Sales Price*	\$230,078	<b>\$276,438</b>	+ 20.1%	\$237,918	<b>\$255,885</b>	+ 7.6%
Percent of List Price Received*	98.9%	<b>100.3%</b>	+ 1.4%	99.1%	<b>99.9%</b>	+ 0.8%
Inventory of Homes for Sale	201	<b>141</b>	- 29.9%	--	--	--
Months Supply of Inventory	2.1	<b>1.2</b>	- 42.9%	--	--	--

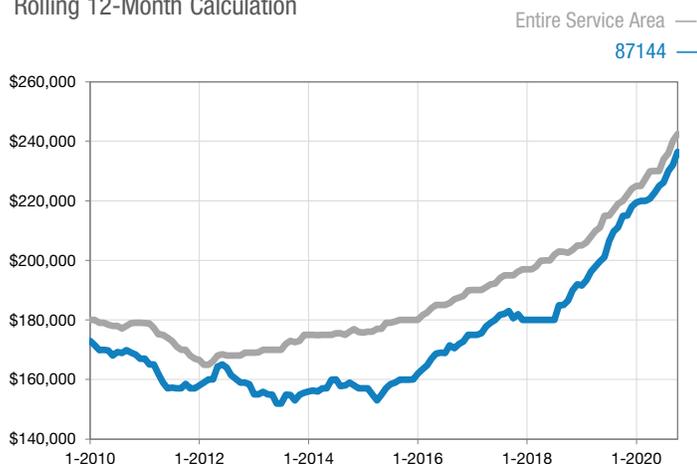
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	--	3	<b>19</b>	+ 533.3%
Pending Sales	0	<b>1</b>	--	2	<b>13</b>	+ 550.0%
Closed Sales	1	<b>0</b>	- 100.0%	2	<b>3</b>	+ 50.0%
Days on Market Until Sale	51	--	--	26	<b>12</b>	- 53.8%
Median Sales Price*	\$146,000	--	--	\$673,000	<b>\$180,000</b>	- 73.3%
Average Sales Price*	\$146,000	--	--	\$673,000	<b>\$177,113</b>	- 73.7%
Percent of List Price Received*	97.3%	--	--	98.7%	<b>99.6%</b>	+ 0.9%
Inventory of Homes for Sale	0	<b>1</b>	--	--	--	--
Months Supply of Inventory	--	<b>0.3</b>	--	--	--	--

\* 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.

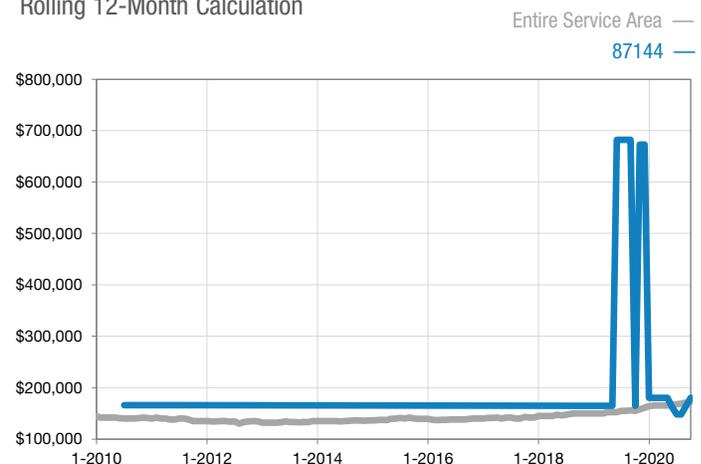
### Median Sales Price - Single-Family Detached

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.