

# Local Market Update for October 2020

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



## Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, 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
<b>Key Metrics</b>						
New Listings	28	19	- 32.1%	311	276	- 11.3%
Pending Sales	23	14	- 39.1%	237	233	- 1.7%
Closed Sales	20	32	+ 60.0%	227	217	- 4.4%
Days on Market Until Sale	47	32	- 31.9%	31	26	- 16.1%
Median Sales Price*	\$367,550	<b>\$405,000</b>	+ 10.2%	\$379,150	<b>\$410,000</b>	+ 8.1%
Average Sales Price*	\$434,330	<b>\$429,430</b>	- 1.1%	\$434,771	<b>\$438,838</b>	+ 0.9%
Percent of List Price Received*	97.1%	<b>99.4%</b>	+ 2.4%	98.4%	<b>99.0%</b>	+ 0.6%
Inventory of Homes for Sale	41	28	- 31.7%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--

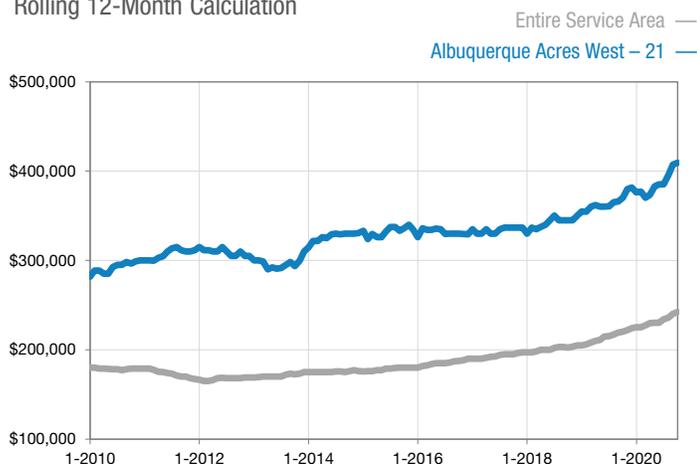
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	0.0%	8	9	+ 12.5%
Pending Sales	0	0	0.0%	9	9	0.0%
Closed Sales	2	2	0.0%	9	10	+ 11.1%
Days on Market Until Sale	51	2	- 96.1%	42	3	- 92.9%
Median Sales Price*	\$280,000	<b>\$228,500</b>	- 18.4%	\$210,000	<b>\$217,950</b>	+ 3.8%
Average Sales Price*	\$280,000	<b>\$228,500</b>	- 18.4%	\$232,698	<b>\$231,040</b>	- 0.7%
Percent of List Price Received*	96.7%	<b>101.2%</b>	+ 4.7%	97.9%	<b>100.2%</b>	+ 2.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

\* 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.

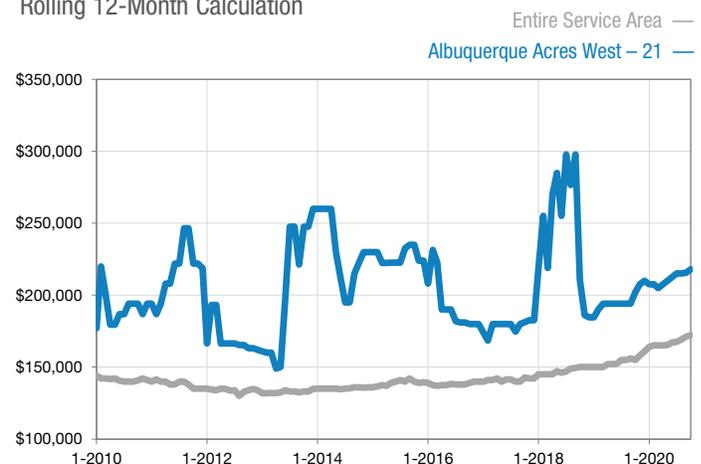
### Median Sales Price - Single-Family Detached

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.