

Local Market Update for October 2020

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	44	36	- 18.2%	454	388	- 14.5%
Pending Sales	29	39	+ 34.5%	341	362	+ 6.2%
Closed Sales	31	39	+ 25.8%	332	342	+ 3.0%
Days on Market Until Sale	30	14	- 53.3%	31	22	- 29.0%
Median Sales Price*	\$179,900	\$210,000	+ 16.7%	\$184,000	\$200,250	+ 8.8%
Average Sales Price*	\$183,335	\$219,477	+ 19.7%	\$197,499	\$210,945	+ 6.8%
Percent of List Price Received*	97.2%	97.9%	+ 0.7%	98.2%	99.4%	+ 1.2%
Inventory of Homes for Sale	74	22	- 70.3%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

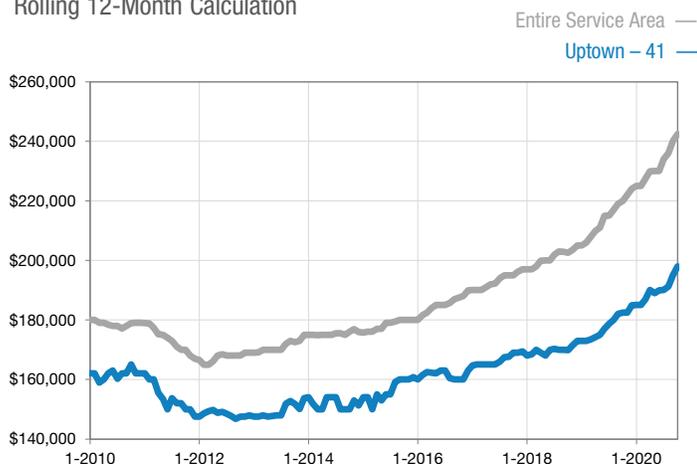
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	5	2	- 60.0%	75	54	- 28.0%
Pending Sales	7	2	- 71.4%	63	55	- 12.7%
Closed Sales	5	8	+ 60.0%	62	56	- 9.7%
Days on Market Until Sale	10	13	+ 30.0%	34	36	+ 5.9%
Median Sales Price*	\$66,000	\$99,625	+ 50.9%	\$96,112	\$97,413	+ 1.4%
Average Sales Price*	\$71,645	\$93,406	+ 30.4%	\$99,579	\$117,615	+ 18.1%
Percent of List Price Received*	93.5%	97.2%	+ 4.0%	97.1%	96.4%	- 0.7%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

* 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.