

Local Market Update for October 2020

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



87104

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	14	16	+ 14.3%	177	191	+ 7.9%
Pending Sales	7	14	+ 100.0%	117	127	+ 8.5%
Closed Sales	12	12	0.0%	119	121	+ 1.7%
Days on Market Until Sale	78	25	- 67.9%	44	32	- 27.3%
Median Sales Price*	\$242,500	\$379,500	+ 56.5%	\$285,000	\$255,000	- 10.5%
Average Sales Price*	\$355,875	\$354,252	- 0.5%	\$339,557	\$328,089	- 3.4%
Percent of List Price Received*	95.6%	98.4%	+ 2.9%	97.6%	97.8%	+ 0.2%
Inventory of Homes for Sale	43	24	- 44.2%	--	--	--
Months Supply of Inventory	3.7	1.9	- 48.6%	--	--	--

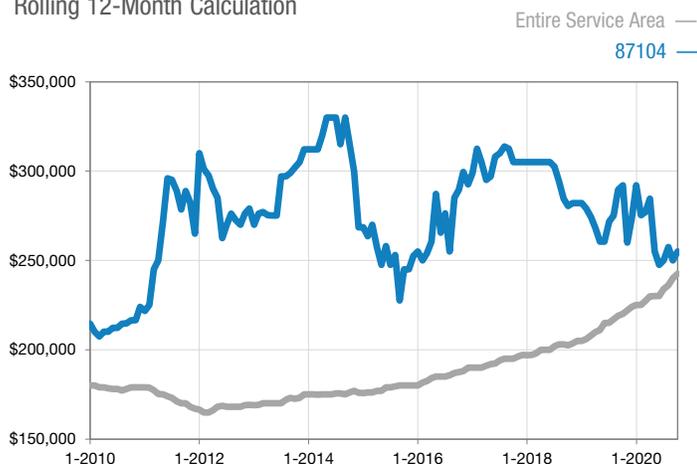
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	1	6	+ 500.0%	45	60	+ 33.3%
Pending Sales	2	8	+ 300.0%	31	42	+ 35.5%
Closed Sales	3	5	+ 66.7%	29	39	+ 34.5%
Days on Market Until Sale	20	35	+ 75.0%	37	33	- 10.8%
Median Sales Price*	\$262,500	\$250,000	- 4.8%	\$240,000	\$250,000	+ 4.2%
Average Sales Price*	\$249,167	\$223,280	- 10.4%	\$241,469	\$227,210	- 5.9%
Percent of List Price Received*	92.8%	98.1%	+ 5.7%	96.9%	98.1%	+ 1.2%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	4.0	1.0	- 75.0%	--	--	--

* 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.

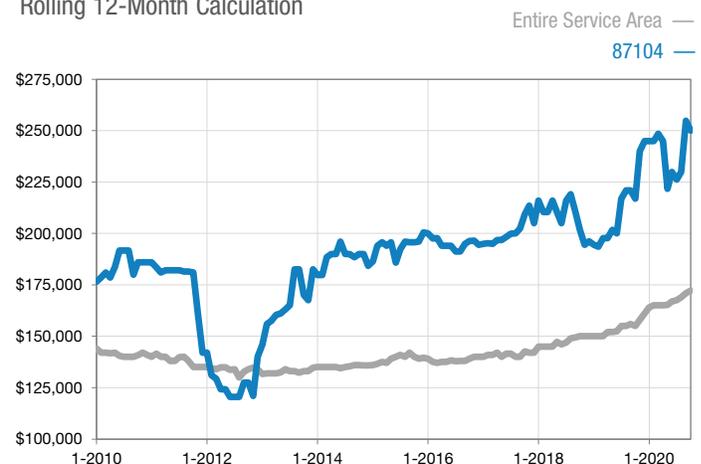
Median Sales Price - Single-Family Detached

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.