

Local Market Update for October 2020

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



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

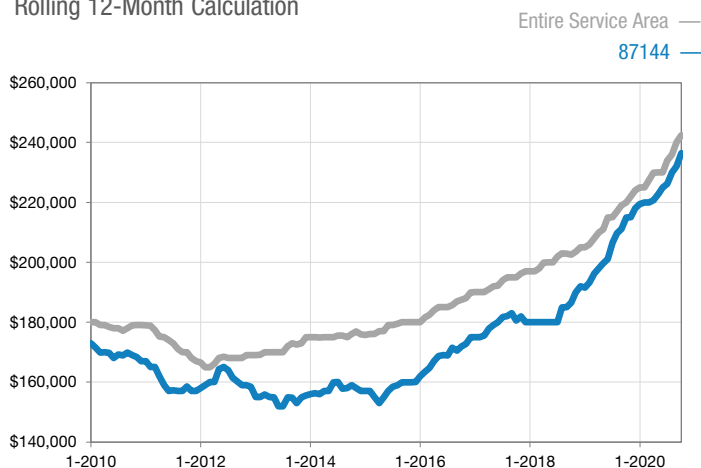
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

* 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.

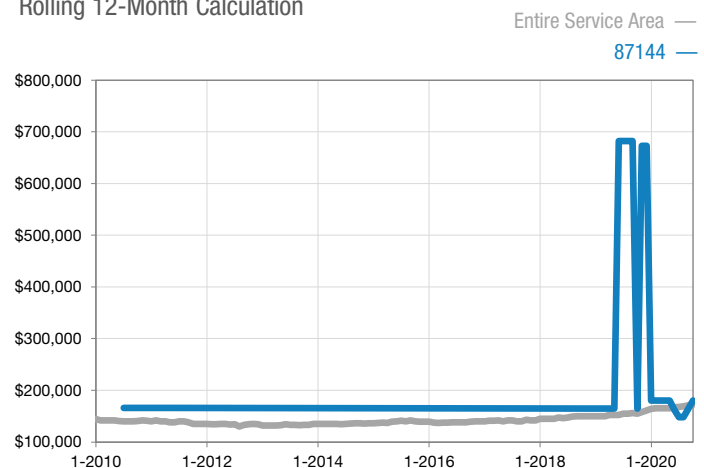
Median Sales Price - Single-Family Detached

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.