

# Local Market Update for October 2020

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



## 87111

Single-Family Detached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	80	80	0.0%	905	845	- 6.6%
Pending Sales	59	78	+ 32.2%	640	757	+ 18.3%
Closed Sales	74	85	+ 14.9%	608	718	+ 18.1%
Days on Market Until Sale	43	16	- 62.8%	37	28	- 24.3%
Median Sales Price*	\$284,500	\$327,000	+ 14.9%	\$305,000	\$319,850	+ 4.9%
Average Sales Price*	\$327,843	\$387,306	+ 18.1%	\$361,308	\$372,138	+ 3.0%
Percent of List Price Received*	98.0%	99.9%	+ 1.9%	98.2%	98.8%	+ 0.6%
Inventory of Homes for Sale	192	75	- 60.9%	--	--	--
Months Supply of Inventory	3.2	1.0	- 68.8%	--	--	--

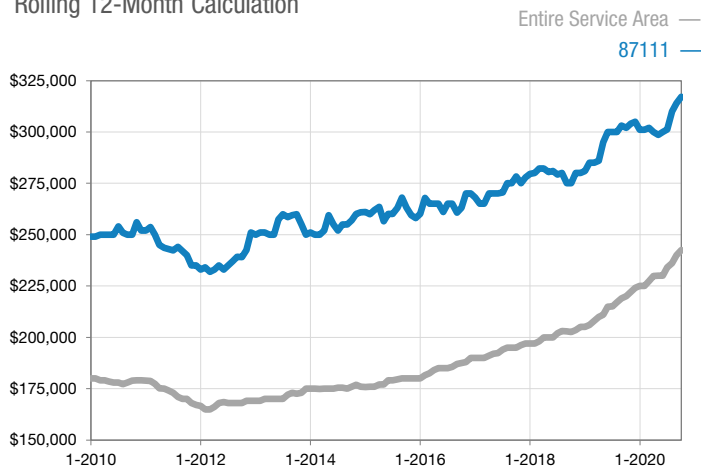
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	27	18	- 33.3%	232	191	- 17.7%
Pending Sales	21	11	- 47.6%	184	158	- 14.1%
Closed Sales	15	19	+ 26.7%	163	155	- 4.9%
Days on Market Until Sale	28	8	- 71.4%	31	28	- 9.7%
Median Sales Price*	\$173,000	\$185,000	+ 6.9%	\$196,000	\$199,000	+ 1.5%
Average Sales Price*	\$184,593	\$209,718	+ 13.6%	\$207,304	\$215,307	+ 3.9%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	36	17	- 52.8%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

\* 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.

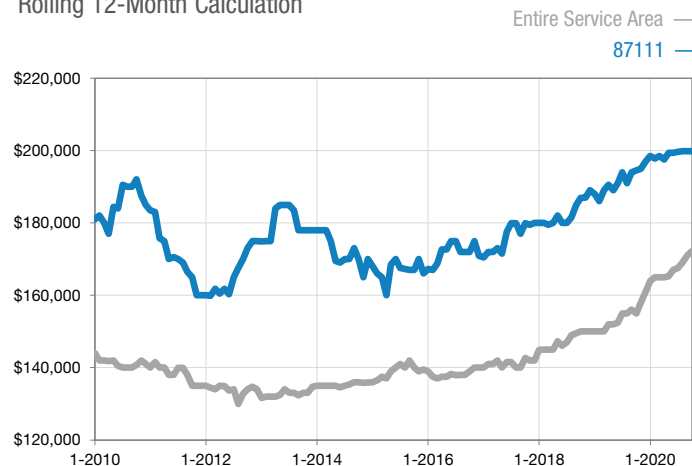
### Median Sales Price - Single-Family Detached

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.