Local Market Update for October 2020

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

gaar

87002

Single-Family Detached

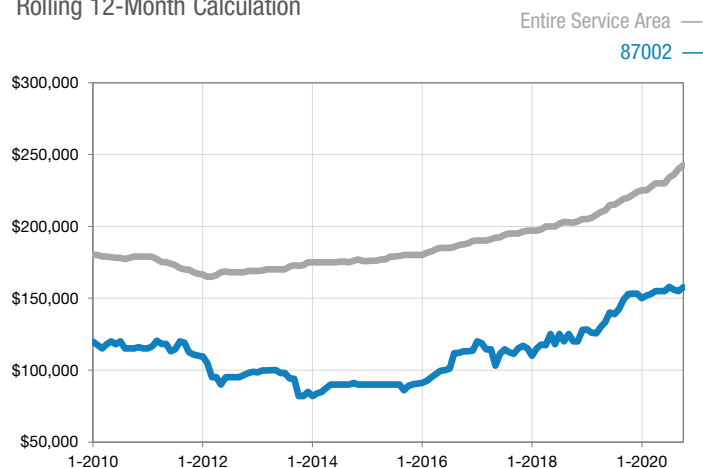| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	31	17	- 45.2%	269	203	- 24.5%
Pending Sales	13	21	+ 61.5%	173	195	+ 12.7%
Closed Sales	16	14	- 12.5%	163	178	+ 9.2%
Days on Market Until Sale	52	28	- 46.2%	77	64	- 16.9%
Median Sales Price*	$152,750	$170,500	+ 11.6%	$152,500	$156,950	+ 2.9%
Average Sales Price*	$165,056	$209,464	+ 26.9%	$161,209	$168,833	+ 4.7%
Percent of List Price Received*	95.5%	98.8%	+ 3.5%	97.3%	98.0%	+ 0.7%
Inventory of Homes for Sale	110	32	- 70.9%	--	--	--
Months Supply of Inventory	6.9	1.7	- 75.4%	--	--	--

* 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.

Single-Family Attached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	0	1	--	15	20	+ 33.3%
Pending Sales	1	2	+ 100.0%	14	15	+ 7.1%
Closed Sales	2	2	0.0%	16	12	- 25.0%
Days on Market Until Sale	23	29	+ 26.1%	72	28	- 61.1%
Median Sales Price*	$85,050	$130,000	+ 52.9%	$90,712	$126,500	+ 39.5%
Average Sales Price*	$85,050	$130,000	+ 52.9%	$92,895	$121,992	+ 31.3%
Percent of List Price Received*	98.3%	99.7%	+ 1.4%	95.8%	94.2%	- 1.7%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.6	0.6	- 76.9%	--	--	--

* 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.
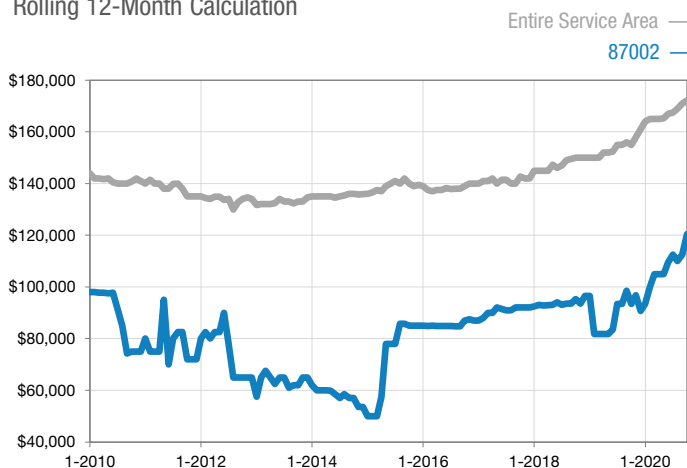
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87002 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87002 —

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.