

Local Market Update for October 2020

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



Bosque Farms and Peralta – 710

North of Valencia Rd, South of Isleta Reservation, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	8	13	+ 62.5%	67	64	- 4.5%
Pending Sales	4	2	- 50.0%	44	58	+ 31.8%
Closed Sales	5	4	- 20.0%	44	55	+ 25.0%
Days on Market Until Sale	43	42	- 2.3%	62	63	+ 1.6%
Median Sales Price*	\$257,000	\$247,500	- 3.7%	\$244,000	\$289,000	+ 18.4%
Average Sales Price*	\$251,400	\$319,000	+ 26.9%	\$269,732	\$305,523	+ 13.3%
Percent of List Price Received*	96.9%	99.4%	+ 2.6%	98.6%	97.0%	- 1.6%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	4.6	3.3	- 28.3%	--	--	--

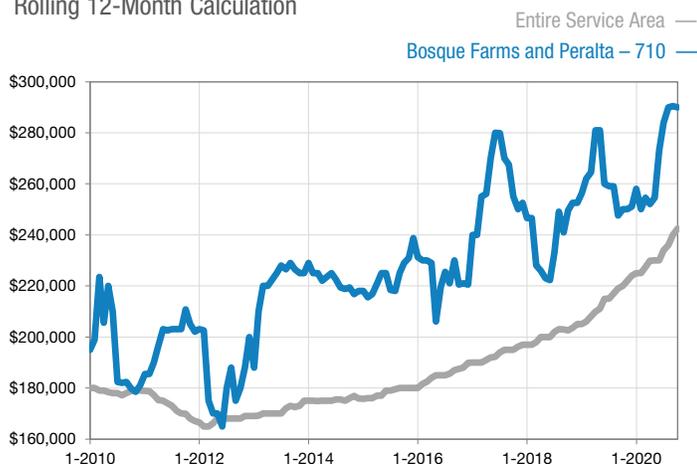
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	43	--	--
Median Sales Price*	--	--	--	\$210,500	--	--
Average Sales Price*	--	--	--	\$210,500	--	--
Percent of List Price Received*	--	--	--	100.0%	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

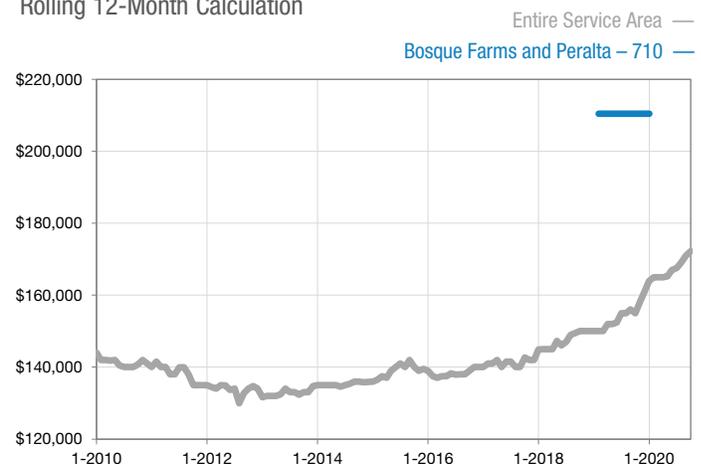
Median Sales Price - Single-Family Detached

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.