

Local Market Update for October 2020

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	5	4	- 20.0%	51	53	+ 3.9%
Pending Sales	4	3	- 25.0%	36	45	+ 25.0%
Closed Sales	3	6	+ 100.0%	34	43	+ 26.5%
Days on Market Until Sale	36	53	+ 47.2%	49	36	- 26.5%
Median Sales Price*	\$202,000	\$213,000	+ 5.4%	\$237,500	\$265,000	+ 11.6%
Average Sales Price*	\$266,500	\$237,333	- 10.9%	\$243,898	\$280,112	+ 14.8%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	98.2%	99.0%	+ 0.8%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	3.5	1.1	- 68.6%	--	--	--

* 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	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.