

Local Market Update for October 2020

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



87106

Single-Family Detached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	27	29	+ 7.4%	327	337	+ 3.1%
Pending Sales	17	22	+ 29.4%	225	248	+ 10.2%
Closed Sales	17	19	+ 11.8%	220	242	+ 10.0%
Days on Market Until Sale	54	44	- 18.5%	49	37	- 24.5%
Median Sales Price*	\$345,000	\$320,000	- 7.2%	\$270,000	\$293,500	+ 8.7%
Average Sales Price*	\$350,457	\$338,867	- 3.3%	\$284,791	\$303,052	+ 6.4%
Percent of List Price Received*	95.7%	97.6%	+ 2.0%	97.1%	97.9%	+ 0.8%
Inventory of Homes for Sale	66	40	- 39.4%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--

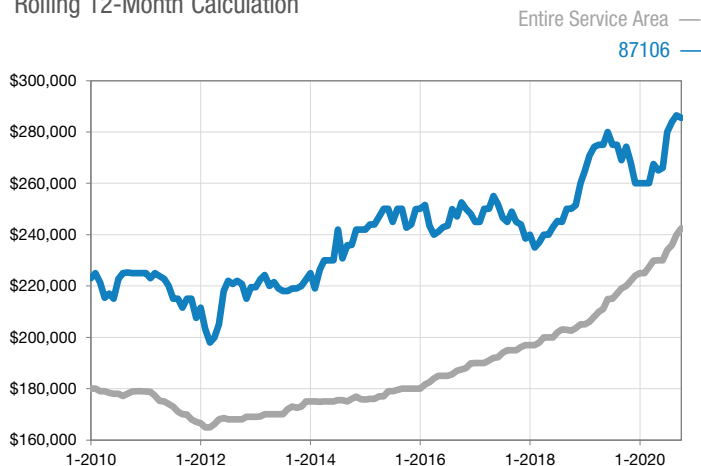
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	3	4	+ 33.3%	52	43	- 17.3%
Pending Sales	2	1	- 50.0%	31	34	+ 9.7%
Closed Sales	2	4	+ 100.0%	29	35	+ 20.7%
Days on Market Until Sale	55	156	+ 183.6%	60	50	- 16.7%
Median Sales Price*	\$202,500	\$210,250	+ 3.8%	\$185,000	\$169,500	- 8.4%
Average Sales Price*	\$202,500	\$213,125	+ 5.2%	\$175,186	\$162,757	- 7.1%
Percent of List Price Received*	94.3%	97.5%	+ 3.4%	95.2%	99.7%	+ 4.7%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--

* 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.

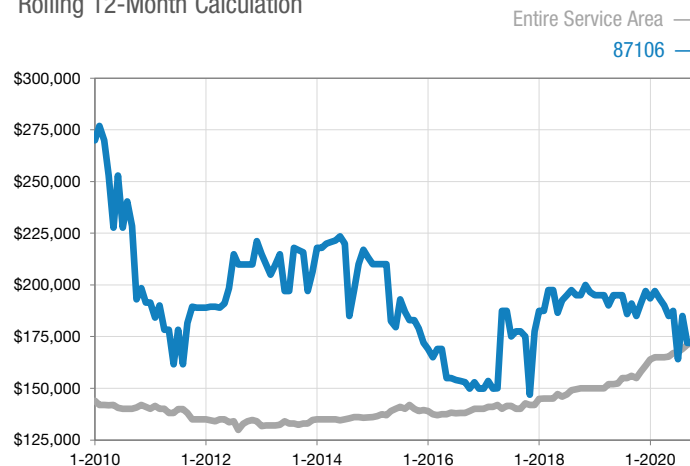
Median Sales Price - Single-Family Detached

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.