

Local Market Update for October 2020

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	118	124	+ 5.1%	1,495	1,283	- 14.2%
Pending Sales	103	105	+ 1.9%	1,178	1,148	- 2.5%
Closed Sales	112	115	+ 2.7%	1,151	1,085	- 5.7%
Days on Market Until Sale	25	12	- 52.0%	34	21	- 38.2%
Median Sales Price*	\$227,945	\$268,500	+ 17.8%	\$227,500	\$253,000	+ 11.2%
Average Sales Price*	\$253,304	\$313,922	+ 23.9%	\$248,202	\$277,098	+ 11.6%
Percent of List Price Received*	98.4%	99.4%	+ 1.0%	98.8%	99.6%	+ 0.8%
Inventory of Homes for Sale	214	100	- 53.3%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--

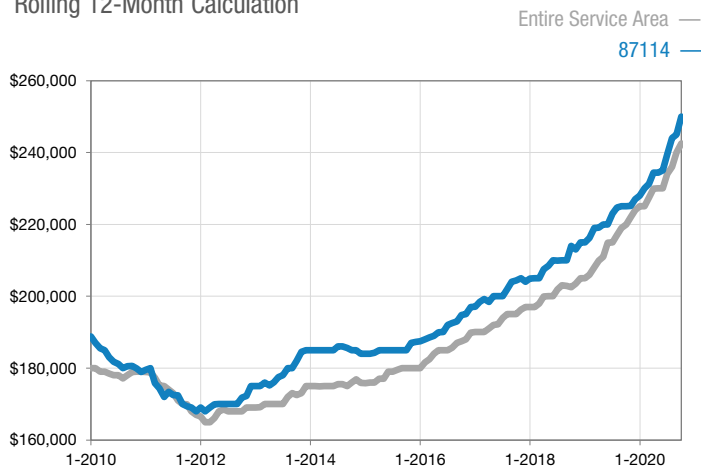
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	5	6	+ 20.0%	47	43	- 8.5%
Pending Sales	4	3	- 25.0%	37	39	+ 5.4%
Closed Sales	3	3	0.0%	34	35	+ 2.9%
Days on Market Until Sale	19	14	- 26.3%	27	11	- 59.3%
Median Sales Price*	\$154,800	\$165,000	+ 6.6%	\$124,695	\$137,000	+ 9.9%
Average Sales Price*	\$147,767	\$169,333	+ 14.6%	\$145,661	\$159,931	+ 9.8%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	99.1%	99.8%	+ 0.7%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

* 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.

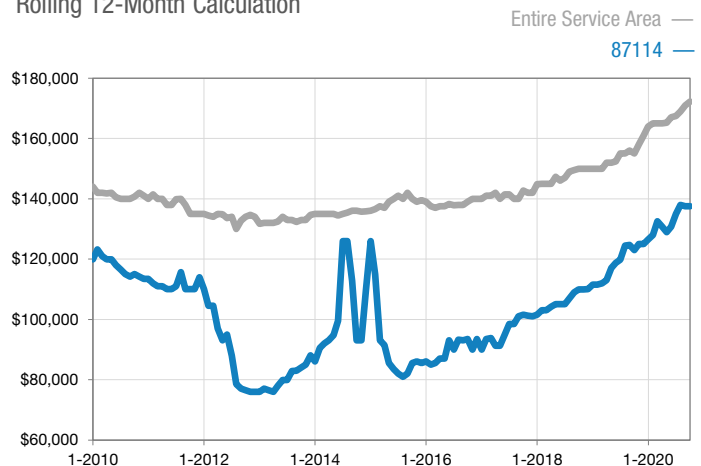
Median Sales Price - Single-Family Detached

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.