

Local Market Update for October 2020

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



87109

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	32	41	+ 28.1%	448	399	- 10.9%
Pending Sales	29	39	+ 34.5%	344	363	+ 5.5%
Closed Sales	36	37	+ 2.8%	339	335	- 1.2%
Days on Market Until Sale	26	9	- 65.4%	29	20	- 31.0%
Median Sales Price*	\$272,500	\$287,900	+ 5.7%	\$269,000	\$287,900	+ 7.0%
Average Sales Price*	\$305,569	\$304,131	- 0.5%	\$279,958	\$300,948	+ 7.5%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	65	26	- 60.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

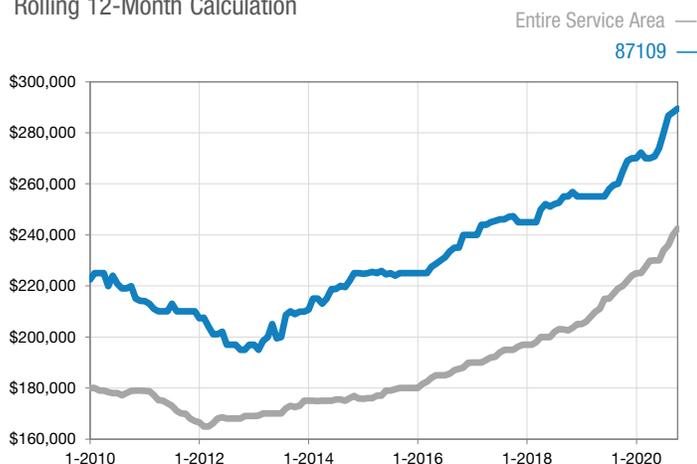
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	11	16	+ 45.5%	159	172	+ 8.2%
Pending Sales	11	15	+ 36.4%	117	163	+ 39.3%
Closed Sales	14	19	+ 35.7%	115	153	+ 33.0%
Days on Market Until Sale	41	11	- 73.2%	35	22	- 37.1%
Median Sales Price*	\$131,112	\$126,000	- 3.9%	\$145,000	\$172,000	+ 18.6%
Average Sales Price*	\$132,287	\$144,639	+ 9.3%	\$151,049	\$176,261	+ 16.7%
Percent of List Price Received*	97.1%	100.6%	+ 3.6%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	26	5	- 80.8%	--	--	--
Months Supply of Inventory	2.2	0.3	- 86.4%	--	--	--

* 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.

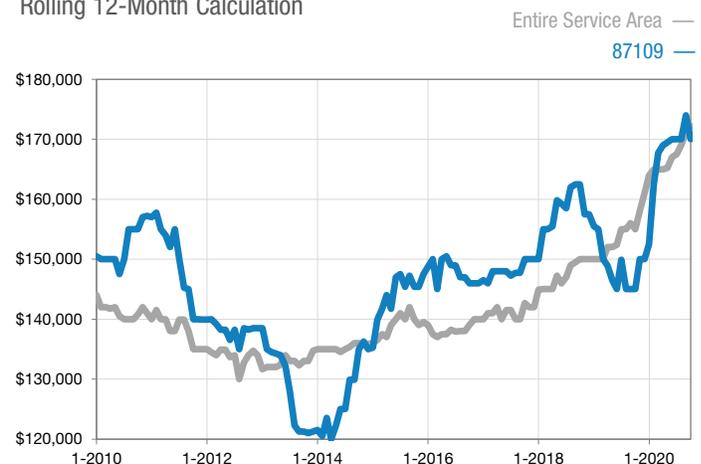
Median Sales Price - Single-Family Detached

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.