

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		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	60	58	- 3.3%	612	596	- 2.6%
Pending Sales	46	49	+ 6.5%	458	526	+ 14.8%
Closed Sales	45	51	+ 13.3%	439	491	+ 11.8%
Days on Market Until Sale	30	20	- 33.3%	36	25	- 30.6%
Median Sales Price*	\$207,000	\$289,900	+ 40.0%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$234,183	\$305,001	+ 30.2%	\$253,346	\$277,795	+ 9.7%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	98.3%	99.5%	+ 1.2%
Inventory of Homes for Sale	108	64	- 40.7%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--

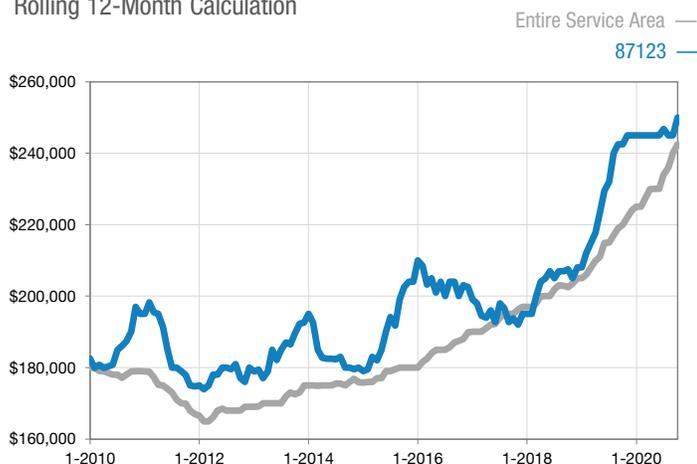
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	12	16	+ 33.3%	121	143	+ 18.2%
Pending Sales	13	12	- 7.7%	106	142	+ 34.0%
Closed Sales	2	10	+ 400.0%	94	130	+ 38.3%
Days on Market Until Sale	4	31	+ 675.0%	84	45	- 46.4%
Median Sales Price*	\$209,450	\$216,500	+ 3.4%	\$188,400	\$195,950	+ 4.0%
Average Sales Price*	\$209,450	\$220,290	+ 5.2%	\$190,596	\$200,420	+ 5.2%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

* 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.

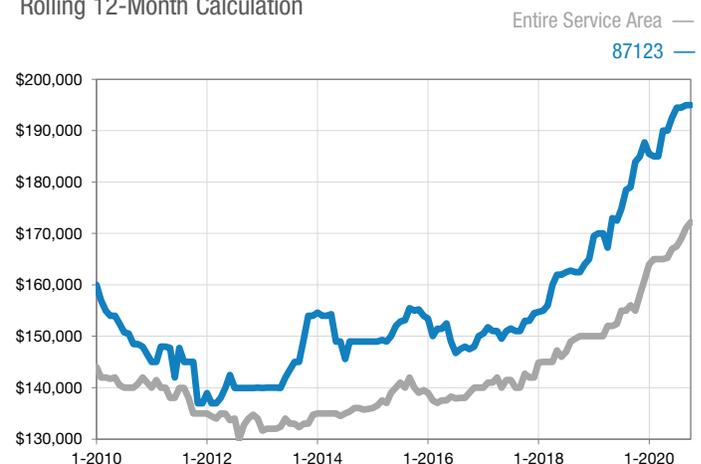
Median Sales Price - Single-Family Detached

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.