

Local Market Update for October 2020

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	20	26	+ 30.0%	237	239	+ 0.8%
Pending Sales	13	24	+ 84.6%	159	178	+ 11.9%
Closed Sales	15	20	+ 33.3%	152	154	+ 1.3%
Days on Market Until Sale	59	39	- 33.9%	44	43	- 2.3%
Median Sales Price*	\$210,000	\$225,000	+ 7.1%	\$201,000	\$198,000	- 1.5%
Average Sales Price*	\$307,733	\$270,475	- 12.1%	\$252,589	\$238,962	- 5.4%
Percent of List Price Received*	95.4%	98.6%	+ 3.4%	96.9%	97.0%	+ 0.1%
Inventory of Homes for Sale	55	28	- 49.1%	--	--	--
Months Supply of Inventory	3.7	1.7	- 54.1%	--	--	--

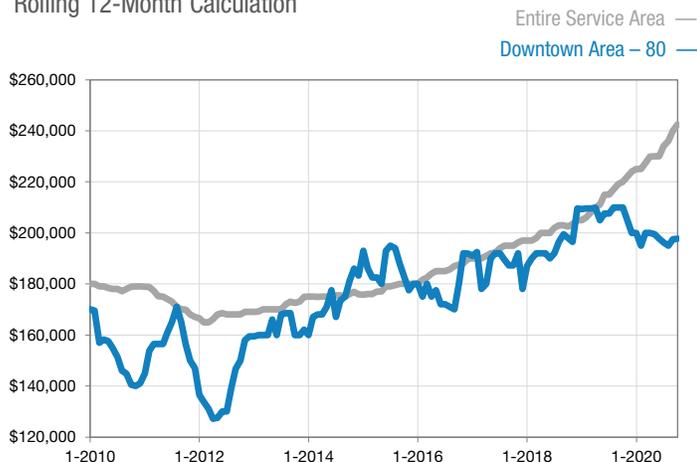
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	11	22	+ 100.0%	121	142	+ 17.4%
Pending Sales	10	17	+ 70.0%	66	85	+ 28.8%
Closed Sales	6	8	+ 33.3%	55	76	+ 38.2%
Days on Market Until Sale	57	40	- 29.8%	53	40	- 24.5%
Median Sales Price*	\$175,000	\$208,750	+ 19.3%	\$217,000	\$214,125	- 1.3%
Average Sales Price*	\$194,167	\$207,425	+ 6.8%	\$213,912	\$222,793	+ 4.2%
Percent of List Price Received*	94.6%	97.7%	+ 3.3%	96.9%	97.7%	+ 0.8%
Inventory of Homes for Sale	33	31	- 6.1%	--	--	--
Months Supply of Inventory	5.7	3.7	- 35.1%	--	--	--

* 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.

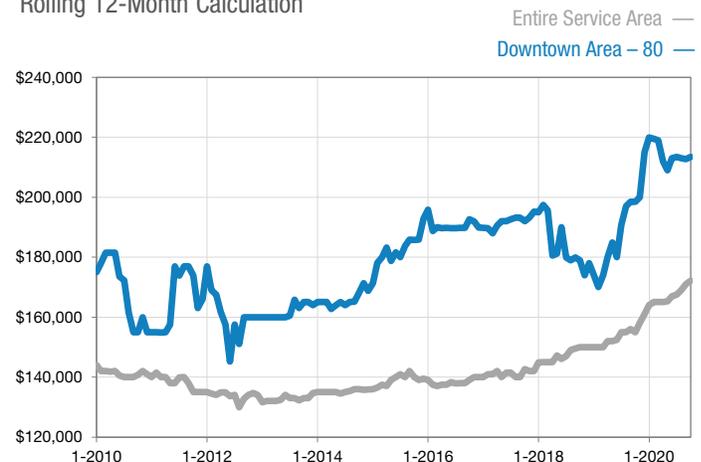
Median Sales Price - Single-Family Detached

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.