

# Local Market Update for October 2020

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	22	31	+ 40.9%	288	304	+ 5.6%
Pending Sales	15	24	+ 60.0%	193	209	+ 8.3%
Closed Sales	16	29	+ 81.3%	194	201	+ 3.6%
Days on Market Until Sale	39	39	0.0%	37	30	- 18.9%
Median Sales Price*	\$271,500	<b>\$294,000</b>	+ 8.3%	\$243,000	<b>\$255,000</b>	+ 4.9%
Average Sales Price*	\$299,159	<b>\$319,803</b>	+ 6.9%	\$263,885	<b>\$275,753</b>	+ 4.5%
Percent of List Price Received*	96.2%	<b>97.6%</b>	+ 1.5%	97.8%	<b>98.2%</b>	+ 0.4%
Inventory of Homes for Sale	49	38	- 22.4%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--

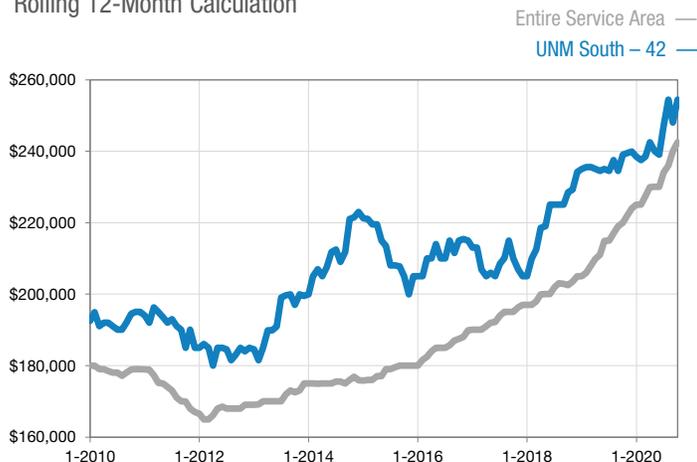
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	6	4	- 33.3%	46	48	+ 4.3%
Pending Sales	1	1	0.0%	25	31	+ 24.0%
Closed Sales	2	3	+ 50.0%	25	33	+ 32.0%
Days on Market Until Sale	102	59	- 42.2%	57	35	- 38.6%
Median Sales Price*	\$192,000	<b>\$65,500</b>	- 65.9%	\$235,000	<b>\$69,900</b>	- 70.3%
Average Sales Price*	\$192,000	<b>\$107,500</b>	- 44.0%	\$210,240	<b>\$143,415</b>	- 31.8%
Percent of List Price Received*	94.9%	<b>98.4%</b>	+ 3.7%	95.2%	<b>99.1%</b>	+ 4.1%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	4.6	2.1	- 54.3%	--	--	--

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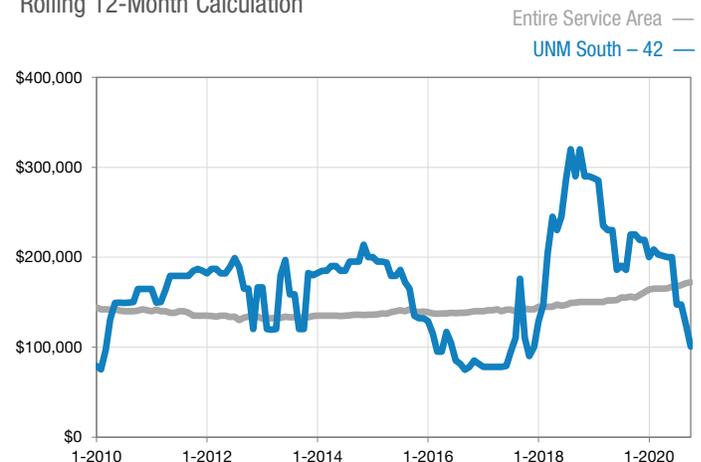
### Median Sales Price - Single-Family Detached

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.