

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	53	44	- 17.0%	418	425	+ 1.7%
Pending Sales	27	45	+ 66.7%	333	359	+ 7.8%
Closed Sales	28	35	+ 25.0%	317	305	- 3.8%
Days on Market Until Sale	22	23	+ 4.5%	44	30	- 31.8%
Median Sales Price*	\$190,000	\$203,000	+ 6.8%	\$160,000	\$180,000	+ 12.5%
Average Sales Price*	\$203,300	\$236,628	+ 16.4%	\$179,386	\$203,569	+ 13.5%
Percent of List Price Received*	98.2%	100.2%	+ 2.0%	97.8%	98.9%	+ 1.1%
Inventory of Homes for Sale	89	48	- 46.1%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--

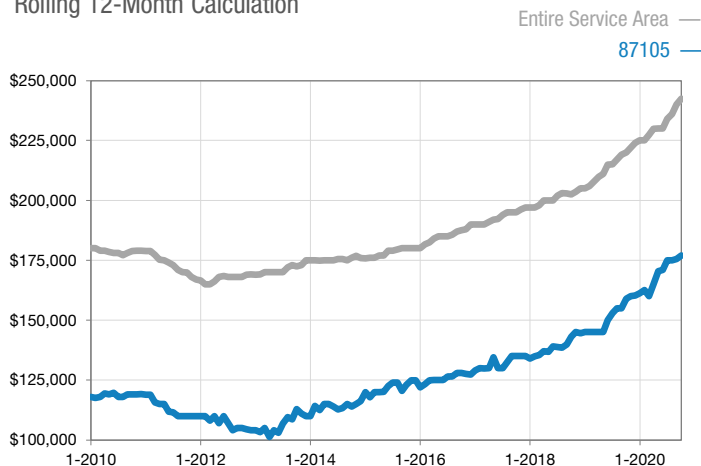
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	1	2	+ 100.0%	10	19	+ 90.0%
Pending Sales	1	2	+ 100.0%	8	18	+ 125.0%
Closed Sales	3	3	0.0%	10	16	+ 60.0%
Days on Market Until Sale	28	8	- 71.4%	48	17	- 64.6%
Median Sales Price*	\$230,000	\$150,000	- 34.8%	\$88,000	\$125,000	+ 42.0%
Average Sales Price*	\$224,667	\$146,100	- 35.0%	\$117,729	\$127,856	+ 8.6%
Percent of List Price Received*	96.3%	103.0%	+ 7.0%	93.1%	97.6%	+ 4.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--

* 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.

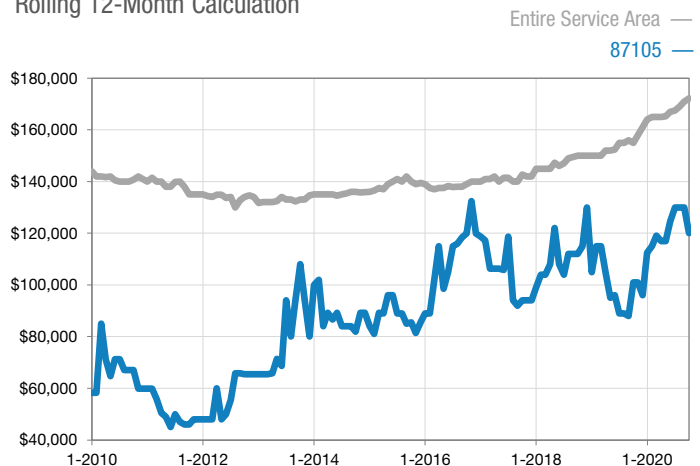
Median Sales Price - Single-Family Detached

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.