

# Local Market Update for October 2020

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



## Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

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	47	50	+ 6.4%	610	573	- 6.1%
Pending Sales	45	47	+ 4.4%	460	506	+ 10.0%
Closed Sales	53	56	+ 5.7%	438	472	+ 7.8%
Days on Market Until Sale	28	13	- 53.6%	30	21	- 30.0%
Median Sales Price*	\$288,000	<b>\$326,000</b>	+ 13.2%	\$301,750	<b>\$321,000</b>	+ 6.4%
Average Sales Price*	\$318,981	<b>\$360,377</b>	+ 13.0%	\$340,478	<b>\$359,115</b>	+ 5.5%
Percent of List Price Received*	98.2%	<b>99.6%</b>	+ 1.4%	98.5%	<b>98.8%</b>	+ 0.3%
Inventory of Homes for Sale	101	38	- 62.4%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--

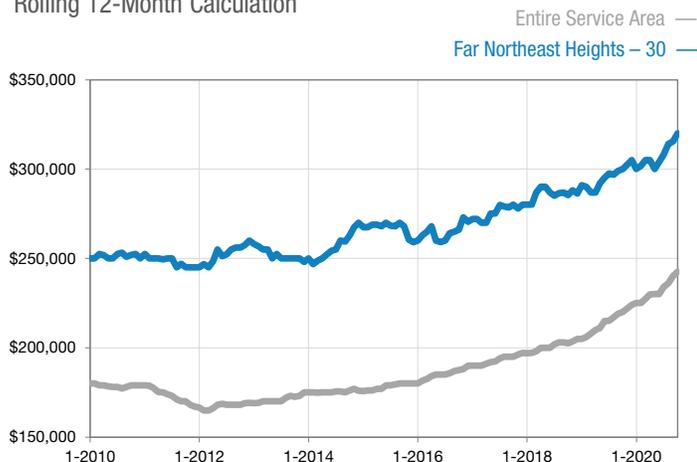
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	16	16	0.0%	161	139	- 13.7%
Pending Sales	10	9	- 10.0%	135	119	- 11.9%
Closed Sales	10	17	+ 70.0%	123	114	- 7.3%
Days on Market Until Sale	23	8	- 65.2%	32	29	- 9.4%
Median Sales Price*	\$201,000	<b>\$180,000</b>	- 10.4%	\$200,000	<b>\$195,000</b>	- 2.5%
Average Sales Price*	\$202,430	<b>\$204,244</b>	+ 0.9%	\$209,169	<b>\$214,532</b>	+ 2.6%
Percent of List Price Received*	97.7%	<b>98.9%</b>	+ 1.2%	97.9%	<b>98.9%</b>	+ 1.0%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--

\* 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.

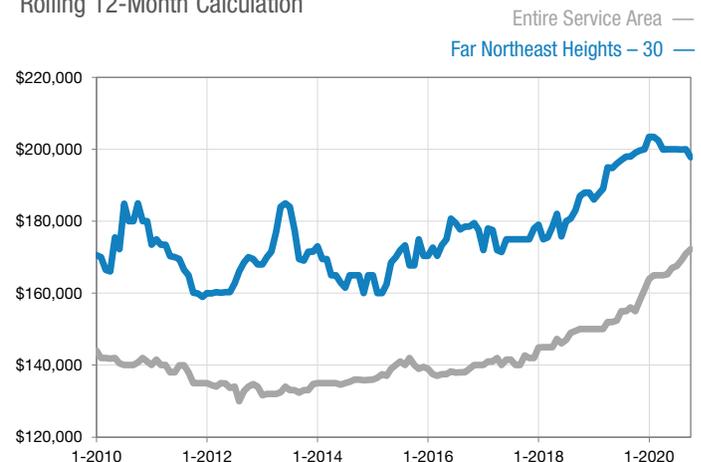
### Median Sales Price - Single-Family Detached

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.