

# Local Market Update for October 2020

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



## Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

| 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                    | 86        | 95               | + 10.5%        | 911          | 944              | + 3.6%         |
| Pending Sales                   | 51        | 85               | + 66.7%        | 741          | 781              | + 5.4%         |
| Closed Sales                    | 68        | 96               | + 41.2%        | 728          | 722              | - 0.8%         |
| Days on Market Until Sale       | 34        | 24               | - 29.4%        | 43           | 27               | - 37.2%        |
| Median Sales Price*             | \$272,450 | <b>\$320,000</b> | + 17.5%        | \$250,000    | <b>\$275,250</b> | + 10.1%        |
| Average Sales Price*            | \$285,616 | <b>\$328,684</b> | + 15.1%        | \$281,437    | <b>\$301,890</b> | + 7.3%         |
| Percent of List Price Received* | 98.9%     | <b>100.2%</b>    | + 1.3%         | 98.8%        | <b>99.7%</b>     | + 0.9%         |
| Inventory of Homes for Sale     | 138       | 89               | - 35.5%        | --           | --               | --             |
| Months Supply of Inventory      | 2.0       | 1.2              | - 40.0%        | --           | --               | --             |

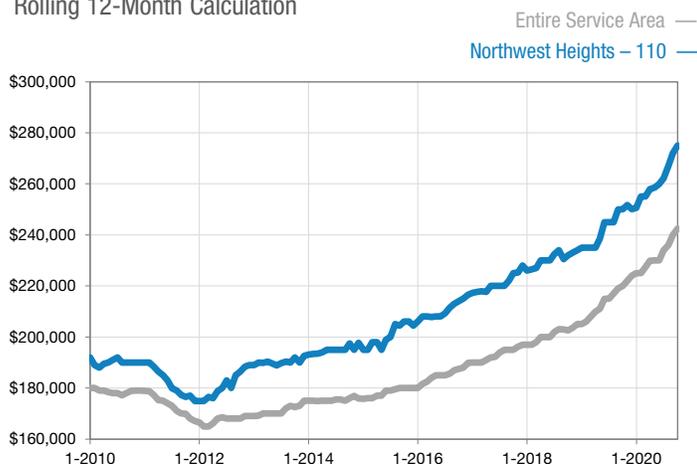
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 10-2019 | Thru 10-2020     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 4         | 4                | 0.0%           | 59           | 53               | - 10.2%        |
| Pending Sales                   | 1         | 5                | + 400.0%       | 47           | 48               | + 2.1%         |
| Closed Sales                    | 8         | 7                | - 12.5%        | 46           | 45               | - 2.2%         |
| Days on Market Until Sale       | 77        | 13               | - 83.1%        | 38           | 22               | - 42.1%        |
| Median Sales Price*             | \$236,495 | <b>\$225,000</b> | - 4.9%         | \$168,500    | <b>\$180,000</b> | + 6.8%         |
| Average Sales Price*            | \$237,030 | <b>\$218,471</b> | - 7.8%         | \$208,627    | <b>\$224,236</b> | + 7.5%         |
| Percent of List Price Received* | 99.4%     | <b>97.7%</b>     | - 1.7%         | 98.7%        | <b>98.8%</b>     | + 0.1%         |
| Inventory of Homes for Sale     | 9         | 5                | - 44.4%        | --           | --               | --             |
| Months Supply of Inventory      | 2.2       | 1.1              | - 50.0%        | --           | --               | --             |

\* 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.

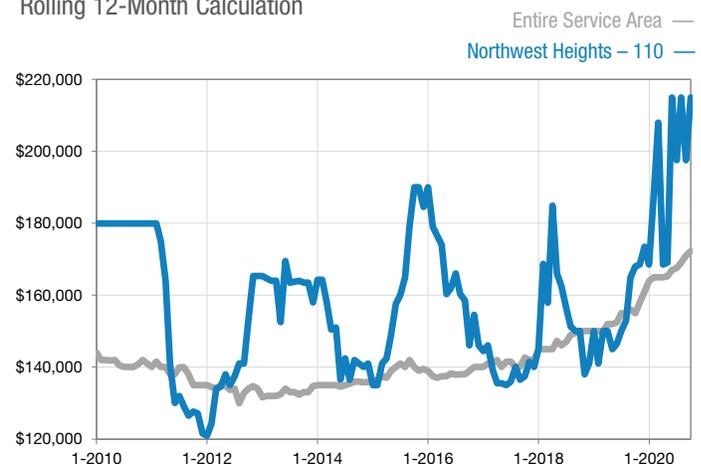
### Median Sales Price - Single-Family Detached

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.