

Local Market Update for October 2020

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	14	6	- 57.1%	150	117	- 22.0%
Pending Sales	10	10	0.0%	108	96	- 11.1%
Closed Sales	10	9	- 10.0%	103	91	- 11.7%
Days on Market Until Sale	75	37	- 50.7%	58	49	- 15.5%
Median Sales Price*	\$280,450	\$255,000	- 9.1%	\$285,000	\$285,000	0.0%
Average Sales Price*	\$294,073	\$253,556	- 13.8%	\$281,658	\$291,058	+ 3.3%
Percent of List Price Received*	98.9%	100.8%	+ 1.9%	97.5%	98.4%	+ 0.9%
Inventory of Homes for Sale	44	24	- 45.5%	--	--	--
Months Supply of Inventory	4.5	2.6	- 42.2%	--	--	--

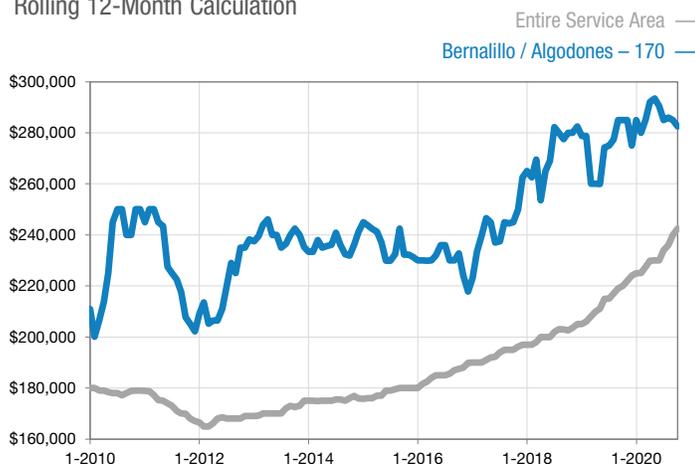
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	0	2	--	7	6	- 14.3%
Pending Sales	0	2	--	7	6	- 14.3%
Closed Sales	1	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	12	--	--	28	12	- 57.1%
Median Sales Price*	\$70,000	--	--	\$87,000	\$78,500	- 9.8%
Average Sales Price*	\$70,000	--	--	\$94,843	\$92,467	- 2.5%
Percent of List Price Received*	82.8%	--	--	95.9%	102.8%	+ 7.2%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

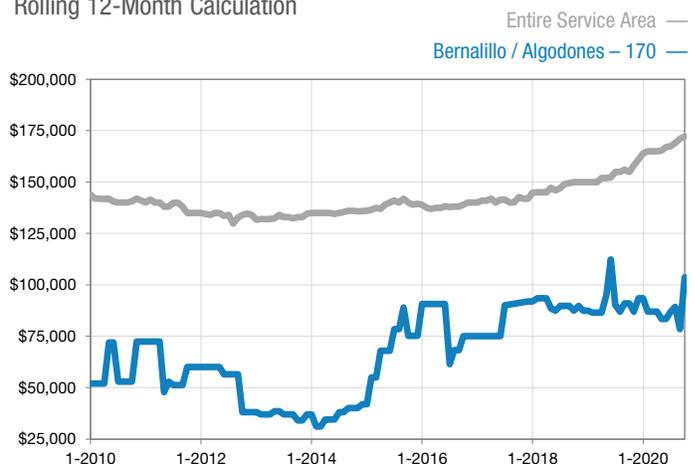
Median Sales Price - Single-Family Detached

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.