

Local Market Update for October 2020

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



Manzano Mountain – 231

North of Hwy 55 / CR B076, South of CR A072, West of Riley Rd (GRA 027), East of Manzano Mountains

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	8	8	0.0%
Pending Sales	1	3	+ 200.0%	2	7	+ 250.0%
Closed Sales	0	0	0.0%	1	4	+ 300.0%
Days on Market Until Sale	--	--	--	83	59	- 28.9%
Median Sales Price*	--	--	--	\$230,000	\$145,150	- 36.9%
Average Sales Price*	--	--	--	\$230,000	\$158,450	- 31.1%
Percent of List Price Received*	--	--	--	100.0%	95.3%	- 4.7%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	6.0	3.0	- 50.0%	--	--	--

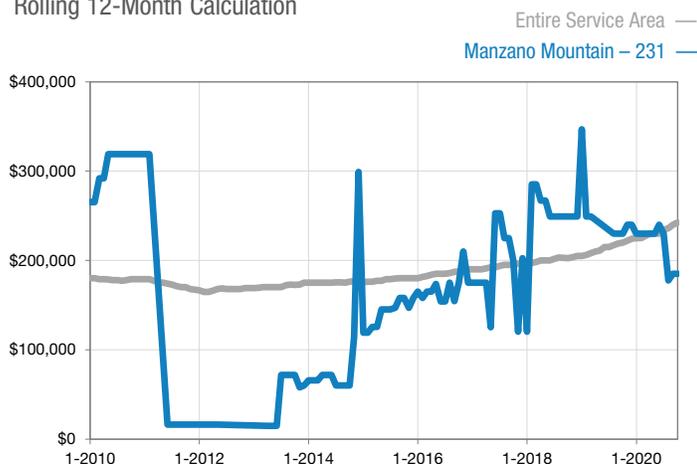
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	8	--	--	8	--
Median Sales Price*	--	\$240,000	--	--	\$240,000	--
Average Sales Price*	--	\$240,000	--	--	\$240,000	--
Percent of List Price Received*	--	94.1%	--	--	94.1%	--
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.