

# Local Market Update for October 2020

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



## 87112

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	75	<b>73</b>	- 2.7%	710	<b>671</b>	- 5.5%
Pending Sales	54	<b>56</b>	+ 3.7%	564	<b>622</b>	+ 10.3%
Closed Sales	50	<b>73</b>	+ 46.0%	546	<b>587</b>	+ 7.5%
Days on Market Until Sale	23	<b>10</b>	- 56.5%	33	<b>21</b>	- 36.4%
Median Sales Price*	\$206,500	<b>\$212,000</b>	+ 2.7%	\$190,000	<b>\$218,000</b>	+ 14.7%
Average Sales Price*	\$219,670	<b>\$239,731</b>	+ 9.1%	\$213,109	<b>\$236,640</b>	+ 11.0%
Percent of List Price Received*	99.6%	<b>99.9%</b>	+ 0.3%	98.8%	<b>99.5%</b>	+ 0.7%
Inventory of Homes for Sale	88	<b>50</b>	- 43.2%	--	--	--
Months Supply of Inventory	1.6	<b>0.9</b>	- 43.8%	--	--	--

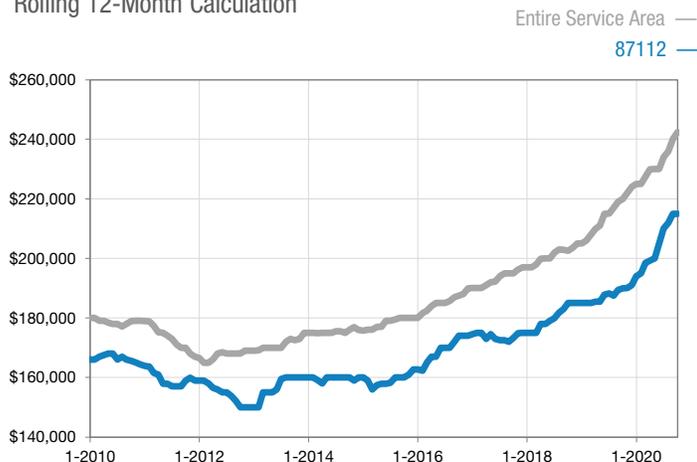
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	7	<b>9</b>	+ 28.6%	79	<b>100</b>	+ 26.6%
Pending Sales	5	<b>8</b>	+ 60.0%	57	<b>91</b>	+ 59.6%
Closed Sales	5	<b>7</b>	+ 40.0%	57	<b>84</b>	+ 47.4%
Days on Market Until Sale	39	<b>9</b>	- 76.9%	28	<b>26</b>	- 7.1%
Median Sales Price*	\$163,000	<b>\$165,000</b>	+ 1.2%	\$154,000	<b>\$174,500</b>	+ 13.3%
Average Sales Price*	\$161,600	<b>\$157,429</b>	- 2.6%	\$160,217	<b>\$173,442</b>	+ 8.3%
Percent of List Price Received*	96.2%	<b>97.2%</b>	+ 1.0%	98.2%	<b>98.7%</b>	+ 0.5%
Inventory of Homes for Sale	17	<b>10</b>	- 41.2%	--	--	--
Months Supply of Inventory	3.2	<b>1.2</b>	- 62.5%	--	--	--

\* 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.

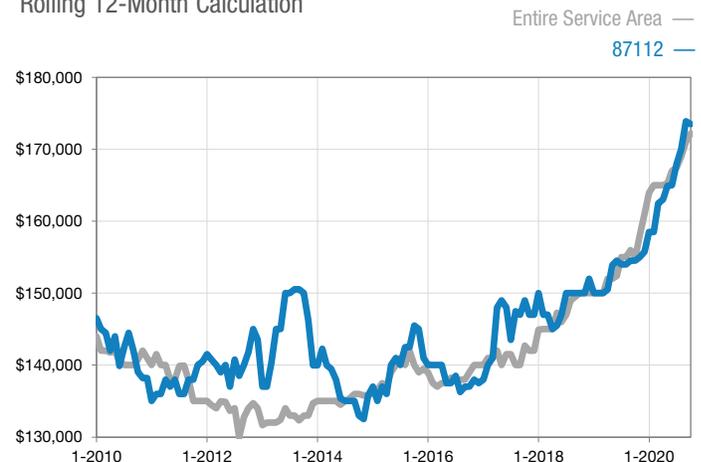
### Median Sales Price - Single-Family Detached

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.