

# Local Market Update for October 2020

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



## Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

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	97	+ 29.3%	867	849	- 2.1%
Pending Sales	76	89	+ 17.1%	779	803	+ 3.1%
Closed Sales	59	82	+ 39.0%	755	726	- 3.8%
Days on Market Until Sale	25	9	- 64.0%	28	19	- 32.1%
Median Sales Price*	\$162,000	<b>\$190,500</b>	+ 17.6%	\$160,000	<b>\$180,000</b>	+ 12.5%
Average Sales Price*	\$162,757	<b>\$191,639</b>	+ 17.7%	\$163,333	<b>\$182,456</b>	+ 11.7%
Percent of List Price Received*	99.0%	<b>100.8%</b>	+ 1.8%	99.4%	<b>100.0%</b>	+ 0.6%
Inventory of Homes for Sale	112	45	- 59.8%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

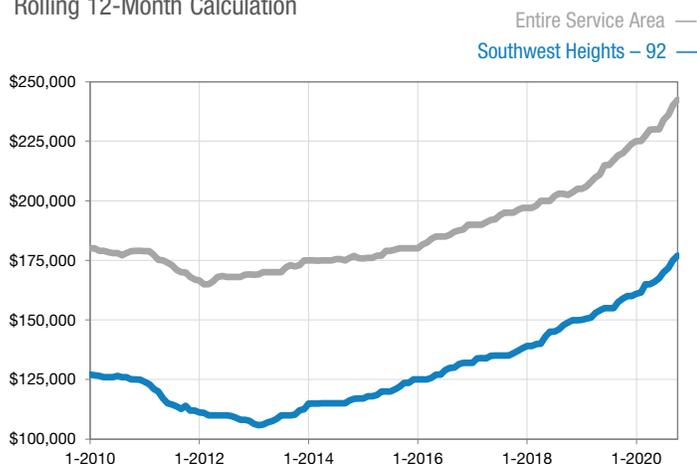
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	5	4	- 20.0%	31	25	- 19.4%
Pending Sales	4	5	+ 25.0%	25	26	+ 4.0%
Closed Sales	1	1	0.0%	22	23	+ 4.5%
Days on Market Until Sale	285	9	- 96.8%	65	49	- 24.6%
Median Sales Price*	\$193,900	<b>\$125,000</b>	- 35.5%	\$115,500	<b>\$133,000</b>	+ 15.2%
Average Sales Price*	\$193,900	<b>\$125,000</b>	- 35.5%	\$129,340	<b>\$137,552</b>	+ 6.3%
Percent of List Price Received*	99.5%	<b>100.0%</b>	+ 0.5%	97.9%	<b>99.8%</b>	+ 1.9%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	3.8	0.7	- 81.6%	--	--	--

\* 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.

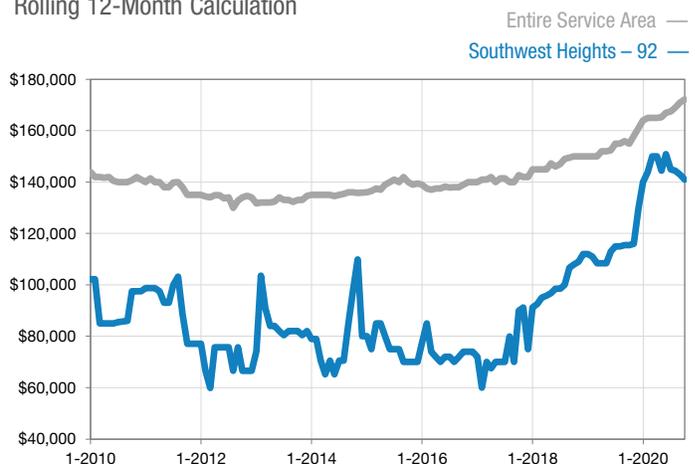
### Median Sales Price - Single-Family Detached

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.