

Local Market Update for October 2020

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	20	13	- 35.0%	117	100	- 14.5%
Pending Sales	14	11	- 21.4%	95	81	- 14.7%
Closed Sales	6	9	+ 50.0%	83	68	- 18.1%
Days on Market Until Sale	40	16	- 60.0%	37	29	- 21.6%
Median Sales Price*	\$301,250	\$258,000	- 14.4%	\$190,000	\$224,000	+ 17.9%
Average Sales Price*	\$277,167	\$343,139	+ 23.8%	\$226,256	\$257,127	+ 13.6%
Percent of List Price Received*	96.4%	104.3%	+ 8.2%	96.8%	98.8%	+ 2.1%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--

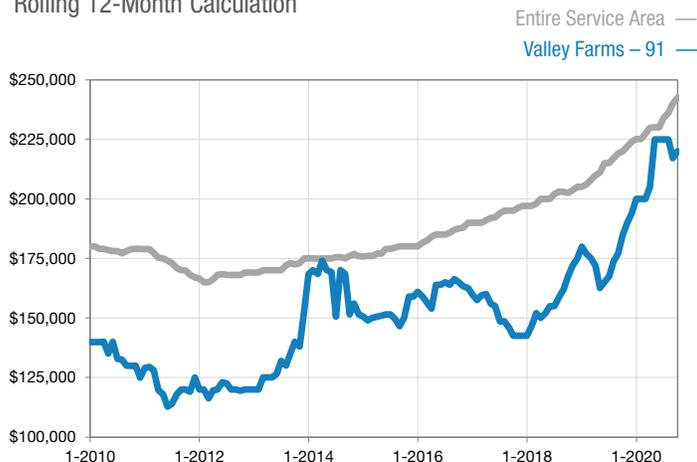
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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