

Local Market Update for October 2020

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



Foothills North – 31

East of Tramway Blvd to mountains, South of San Antonio Dr NE, North of Montgomery Blvd NE

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	20	16	- 20.0%	198	148	- 25.3%
Pending Sales	9	14	+ 55.6%	122	129	+ 5.7%
Closed Sales	13	13	0.0%	118	122	+ 3.4%
Days on Market Until Sale	66	17	- 74.2%	49	45	- 8.2%
Median Sales Price*	\$445,000	\$544,000	+ 22.2%	\$507,500	\$521,500	+ 2.8%
Average Sales Price*	\$496,577	\$599,846	+ 20.8%	\$557,335	\$576,757	+ 3.5%
Percent of List Price Received*	97.4%	99.6%	+ 2.3%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	46	21	- 54.3%	--	--	--
Months Supply of Inventory	3.9	1.7	- 56.4%	--	--	--

* 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	2	0	- 100.0%	18	10	- 44.4%
Pending Sales	3	0	- 100.0%	14	8	- 42.9%
Closed Sales	0	1	--	11	9	- 18.2%
Days on Market Until Sale	--	20	--	24	27	+ 12.5%
Median Sales Price*	--	\$287,500	--	\$305,000	\$344,900	+ 13.1%
Average Sales Price*	--	\$287,500	--	\$279,073	\$346,222	+ 24.1%
Percent of List Price Received*	--	99.2%	--	100.5%	98.5%	- 2.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

* 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.

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.