

Local Market Update for October 2020

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



87107

Single-Family Detached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	39	29	- 25.6%	348	325	- 6.6%
Pending Sales	21	22	+ 4.8%	236	253	+ 7.2%
Closed Sales	17	25	+ 47.1%	231	253	+ 9.5%
Days on Market Until Sale	43	22	- 48.8%	47	40	- 14.9%
Median Sales Price*	\$222,500	\$372,000	+ 67.2%	\$235,000	\$290,000	+ 23.4%
Average Sales Price*	\$381,850	\$462,612	+ 21.2%	\$321,527	\$376,120	+ 17.0%
Percent of List Price Received*	96.3%	99.4%	+ 3.2%	96.8%	98.8%	+ 2.1%
Inventory of Homes for Sale	82	43	- 47.6%	--	--	--
Months Supply of Inventory	3.6	1.8	- 50.0%	--	--	--

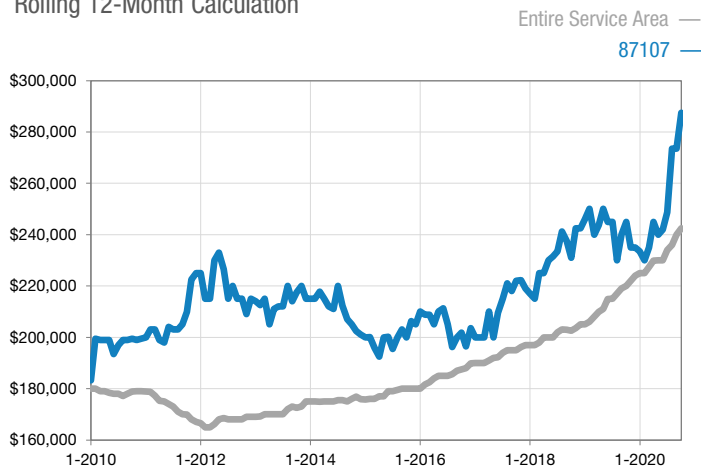
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	7	6	- 14.3%	76	73	- 3.9%
Pending Sales	5	4	- 20.0%	53	63	+ 18.9%
Closed Sales	10	7	- 30.0%	53	61	+ 15.1%
Days on Market Until Sale	15	2	- 86.7%	25	18	- 28.0%
Median Sales Price*	\$142,500	\$165,000	+ 15.8%	\$167,000	\$178,000	+ 6.6%
Average Sales Price*	\$178,000	\$182,971	+ 2.8%	\$187,340	\$199,612	+ 6.6%
Percent of List Price Received*	97.0%	101.8%	+ 4.9%	98.6%	99.1%	+ 0.5%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--

* 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.

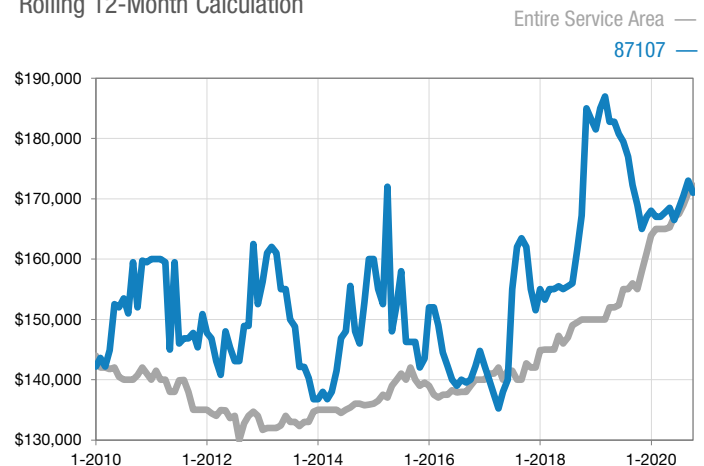
Median Sales Price - Single-Family Detached

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.