Local Market Update for October 2020

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

gaar

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Single-Family Detached

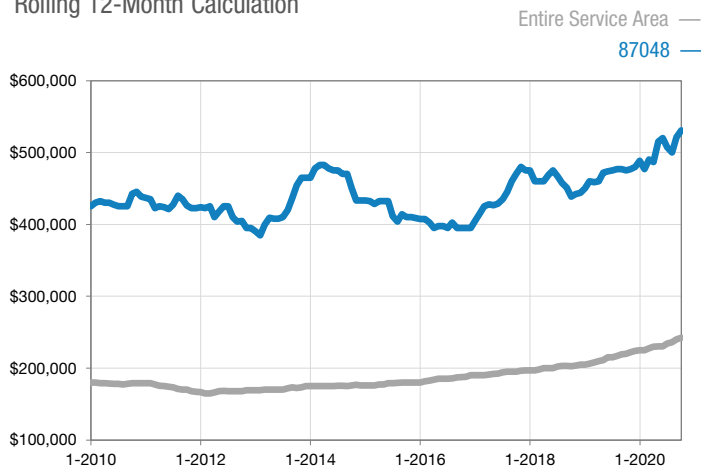| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	24	22	- 8.3%	220	166	- 24.5%
Pending Sales	12	22	+ 83.3%	136	129	- 5.1%
Closed Sales	10	17	+ 70.0%	137	117	- 14.6%
Days on Market Until Sale	29	42	+ 44.8%	59	61	+ 3.4%
Median Sales Price*	$381,250	$495,000	+ 29.8%	$475,000	$531,000	+ 11.8%
Average Sales Price*	$392,867	$639,456	+ 62.8%	$508,944	$575,933	+ 13.2%
Percent of List Price Received*	98.3%	98.1%	- 0.2%	98.1%	97.6%	- 0.5%
Inventory of Homes for Sale	58	29	- 50.0%	--	--	--
Months Supply of Inventory	4.4	2.4	- 45.5%	--	--	--

* 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.

Single-Family Attached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	1	0	- 100.0%	8	5	- 37.5%
Pending Sales	2	0	- 100.0%	7	5	- 28.6%
Closed Sales	0	1	--	6	5	- 16.7%
Days on Market Until Sale	--	1	--	23	3	- 87.0%
Median Sales Price*	--	$263,000	--	$267,000	$300,000	+ 12.4%
Average Sales Price*	--	$263,000	--	$253,817	$291,646	+ 14.9%
Percent of List Price Received*	--	105.2%	--	97.1%	102.3%	+ 5.4%
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.
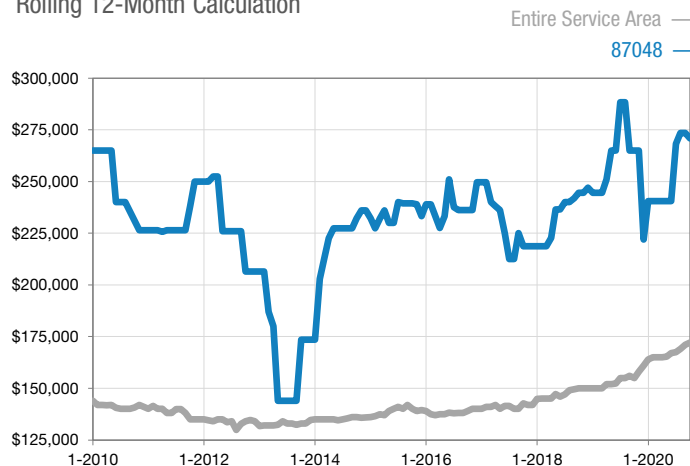
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87048 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87048 —

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.